

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, 12 October 2022

Dear Sir or Madam,

Your attendance is requested at a meeting of the **NORTH NORTHUMBERLAND LOCAL AREA COUNCIL** to be held in **MAIN HALL - ST JAMES'S URC, POTTERGATE, ALNWICK, NE66 1JW** on **THURSDAY, 20 OCTOBER 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



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AGENDA

PART I

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

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

2. **APOLOGIES FOR ABSENCE**

3. **MINUTES** (Pages 3 - 14)

Minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 22 September 2022, as circulated, to be confirmed as a true record and signed by the Chair.

4. **DISCLOSURE OF MEMBERS' INTERESTS**

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

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

they may remain in the meeting.

- e. Where Members have or a Cabinet Member has an Other Registerable Interest or Non Registerable Interest in a matter being considered in exercise of their executive function, they must notify the Monitoring Officer and arrange for somebody else to deal with it.

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

5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 15 - 18)

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>
6. **22/00666/FUL** (Pages 19 - 30)
New detached house for permanent residence
Land West of Radcliffe Park, Radcliffe Park, Bamburgh, NE69 7AN
7. **TREE PRESERVATION ORDER** (Pages 31 - 34)
Land at rear of Neston and The Nook, Pondicherry, Rothbury, Morpeth, NE65 7YS
Tree Preservation Order 2020 (no. 5 of 2020)
8. **S106 FELTON : HEALTHCARE EXPENDITURE** (Pages 35 - 40)
To extend the time period for the expenditure of Healthcare contributions for a further three years.
Land North of Benlaw Grove, Main Street, Felton, Northumberland
9. **APPEALS UPDATE** (Pages 41 - 50)

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.
10. **SECTION 106** (Pages 51 - 54)

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.

11. DATE OF NEXT MEETING

The next meeting of the North Northumberland Local Area Council is scheduled for Thursday, 17 November 2022 at Meeting Room 1, Berwick Leisure Centre, Northumberland Road, Tweedmouth, Berwick Upon Tweed, TD15 2AS

12. URGENT BUSINESS

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

Registering Interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

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

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

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

* 'director' includes a member of the committee of management of an industrial and provident society.

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

Table 2: Other Registrable Interests

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

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



Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

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

Public Document Pack Agenda Item 3

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At the meeting of the **North Northumberland Local Area Council** held at Berwick Leisure Centre, Northumberland Road, Tweedmouth, Berwick Upon Tweed, TD15 2AS on Thursday, 22 September 2022 at 2.00 pm.

PRESENT

G Castle (Chair) (in the Chair)

MEMBERS

T Thorne
W Pattison
C Seymour
C Hardy
M Swinbank

G Hill
G Renner-Thompson
J Watson
I Hunter

OFFICERS

G Bucknall
M Bulman
V Cartmell
B Hodgson
J Hudson
I Hewitt
R Little
T Lowe
J Sharp

Highways Delivery Area Manager
Solicitor
Planning Area Manager
Neighbourhood Services Area Manager
Senior Planning Officer
Rural Business Growth Programme Manager
Assistant Democratic Services Officer
Principle Planning Officer
Senior Planning Officer

Around 20 members of the press and public were present.

42 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bridgett, Councillor Clark and Councillor Mather.

43 MINUTES

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

44 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Hunter declared that she had a personal and prejudicial interest in item 7 of the agenda, planning application 22/01660/FUL, as she would be speaking as the Ward Member and would not take part in any debate or vote.

Councillor Watson and Councillor Renner-Thompson declared that they were directors of Ascent Homes and would leave the meeting for item 5 of the agenda, planning application 18/00751/REM

Councillor Hardy in the chair.

45 **DETERMINATION OF PLANNING APPLICATIONS**

RESOLVED that this was noted.

Councillor Renner-Thompson and Councillor Watson left the meeting.

46 **18/00751/REM**

T. Lowe – Principal Planning Officer introduced the application with a PowerPoint presentation and gave the following updates to the committee:

- In some paragraphs of the report, it referred to the “emerging NLP”, that was a mistake and wherever this was in the report, the policies referred to were the adopted policies of the adopted NLP and the officer assessment was made using the adopted policies of the adopted NLP.
- A number of late representations were received and were circulated to members prior to the meeting. The contents of the late representations had been addressed within the report and members had had the opportunity to view all objections.

M. Adams spoke in objection to the application, and gave members the following information:

- The National Planning Policy Framework 2021 stressed good design of the built environment and that developments should be visually attractive and sympathetic to local character and poorly designed developments should be refused.
- The Northumberland Local Plan stated that the design of any new development should make a positive contribution to local character and distinctiveness and respect its surroundings.
- The proposed development site was an 8-acre, greenfield area in open countryside, outside the Thropton settlement boundary and any development would be visually intrusive, as it would be viewed from the main road.
- The size, scale and density of the urban-style estate development were totally unsuitable for the beautiful rural setting.
- It would increase a small village by 40%
- The proposed house designs were uniform boxes using different brightly

coloured brick and tile finishes and were in stark contrast to the natural sandstone buildings that lined Thropton's main street.

- The small housing estate of Wreigh Burn Fields were mainly bungalows, set well back from the road with gardens and boundary hedges. In contrast many of the new houses were two storey and would tower over the bungalows and conservatories along their western boundary and were not in keeping in scale, design or appearance.
- The application was an unimaginative, unsympathetic, unsustainable development clinging onto the back of a dubious, out of date application.

Councillor N Tuckey spoke on behalf of Thropton Parish Council and gave the following information:

- The total number of existing planning proposals in Thropton should be considered as a unity, as plans should fit in with the long terms aims of the village and its population within the setting of the County Councils development plan.
- Thropton had an aging population, and a growing population of elderly widows living alone
- Developments from the previous 25 years, had been occupied by retired people.
- Thropton needed more affordable housing and houses to rent.
- There would be a total of 96 new dwellings, including a recently approved development, a 50% increase in the village.
- The average household in Thropton owned 2.7 cars, with the update of electric cards, the Parish Council queried where all of the charging points would go.
- The Parish Council objected to this application.

N. Turnbull spoke in support of the application and gave the committee the following information:

- Ascent Homes welcomed the conclusion of the Officer's Report including that all procedures were followed correctly in respect of the submission.
- The proposed number of units was reduced from 79 to 65, which had allowed developers to incorporate a significant amount of green space throughout with a variety of sustainable drainage features throughout the site.
- The scheme offered a number of public benefits including: the provision of affordable homes; increase in population supporting existing services; the provision of a bus turning circle within the village and s278 works securing improvements to the immediate locality such as a bus stop and a new footpath.
- There were no statutory consultee objections to the proposal and the development would provide 65 homes in a desirable location.
- 22% affordable housing would be provided.

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

- The application was valid, and the reserved matters was to be considered only.
- Street lights would be dealt with by the street adoption process.
- The development sits within the settlement boundary for Thropton.

- The number of houses and size of units was acceptable.
- The reserved matters application was submitted in time to keep the application valid.
- A condition to make the road-facing units to be of natural stone could be added to the planning permission.
- The X14 bus services the area.
- There were no play facilities for children in the development.
- Condition 16 in the report includes the provision for Electric Vehicle Charging Points.
- The principal of residential development was established at Outline and any reason for refusal should be based on the matters reserved by condition

Councillor Thorne proposed to accept the officers recommendation with a condition that all properties adjacent to the road, the elevation abutting the road to be of a natural stone appearance with plot numbers to be specified, with exact wording delegated to officers in conjunction with the chair of planning. This was seconded by Councillor Castle.

Councillor Thorne explained that he was sympathetic with the objectors and that the application was originally submitted before the new Local Plan was adopted but as the application was a reserved matters application, there was no planning reasons to refuse the application, this was agreed by Councillor Castle and Councillor Hardy.

A vote was taken as follows: FOR; 6, AGAINST; 1, ABSTAIN; 1

RESOLVED that the application be **GRANTED** in line with the conditions set out in the report and a further condition that all properties adjacent the road, the elevation abutting the road to be of a natural stone appearance with plot numbers to be specified, with exact wording delegated to officers in conjunction with the chair of planning.

Councillor Renner-Thompson and Councillor Watson returned to the meeting.

47 **21/04136/FUL**

J. Sharp – Senior Planning Officer introduced the application with a PowerPoint presentation and gave the following updates to the committee:

- Paragraph 7.2 in the report should have read “The application proposes 2no affordable units within the development”
- Paragraph 7.73 in the report. Legal advice was received after the publication of the report stating the works to be carried out the replacement of the septic tanks could be conditioned using a Grampian condition as opposed to a S106. The proposed condition would read along the lines of: “The development hereby approved shall not be occupied until the proposed works to replace the two septic tanks at Middleton Low Farm, Belford with modern package treatment plans have been carried out in accordance with the details to be approved in writing by the local planning authority” Exact wording of the condition would be

- delegated to the planning officers.
- Paragraph 7.74 in the report. Lowick did not meet the trigger for a second homes condition, therefore there would be no primary occupancy clause on the proposed dwellings.
- Condition 9.1 would include Nutrient Neutrality and maintenance.

J. Huddart spoke in objection to the planning application and gave the committee the following information:

- The scheme clashed with the community's Neighbourhood Plan, which was yet to be adopted.
- The Neighbourhood plan had been through all phases of public consultation and was being prepared for the Inspector. No objections to any aspect were raised by any party. The plan included the village boundary, excluding the application site.
- The plan maintains a vibrant and healthy community which satisfied the needs for new and better housing and facilitates of all types and affordability's, preserving the rural character of the village.
- The Neighbourhood Plan noted the existence of 37 undeveloped sites with planning permission, and the existence of brownfield sites and other land within the village which could prove more, exceeding the national and county development requirements.
- The Neighbourhood Plan village boundary sought to limit encroachment on open farmland until 2036, aiming to preserve the character of the settlement and encouraged the use of its existing "land bank".
- The proposed development was adjacent to the Village Common, valued by all as an open space, offering a direct link to fields and an uninterrupted view of the nearby Kyoel Hills.
- The previous proposal was not described as "Phase 1", the remainder of the field was left as farm land, which the dumping of building waste was negated.
- The development would add to the pressure on village community facilities.
- Phases 1 and 2 together would bring around 50 people to the village – a 10% increase in population.
- The adjacent stream, the Low, floods the Common in extreme weather, when water was trapped and could not drain away. In the Northumberland Local Plan on p213, part 11 – Water Environment, section 11.2 bullet 3 identifies "maximum resistance and resilience to flood risk". Nearby residents feared that the drainage scheme to be provided would not help to mitigate the increased number of bad weather events that were anticipated.

N. Craig spoke in support to the application and gave the following information:

- GMC was a local business who employed skilled local people that lived in the area. GMC also used a local supply chain.
- Having completed the 8 properties adjacent to the site, GMC were in the process of completing the necessary infrastructure works. GMC were obligated under Section 38 and s104 agreement to complete the work.
- There was a waiting list of 30 names for the 16 new homes planned.
- If approved, the strategy was to complete 2 homes per year, with minimal impact on the local community.

- The application had undergone extensive and detailed analysis of the proposal by LPA, technical consultants, including ecology, public health, LLFA, Northumbrian Water, NCC Highways and Natural England.
- Specific attention has been given to the drainage capacity and flooding. The new infrastructure included storm water capacity, designed to deal with extreme weather conditions.
- The homes were well designed with energy efficiency built into construction, with insulation and airtightness as standard.
- As part of the 16 new homes, 2 were offered as affordable housing, with 45% discount market value.
- Other financial contributions included local amenity - £9,500, play area - £12,000, parks £12,500, coastal mitigation - £9,600, nitrogen neutral standard - £116,000, affordable homes - £330,000. Total contributions equal to £489,000

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

- The Neighbourhood Plan was noted in the report, it was at a reg 14 stage meaning that limited weight was given.
- The development was considered to be an acceptable location, following the Northumberland Local Plan.
- The 45% affordable housing offered was voluntarily offered by the applicant and would not be controlled by NCC.
- Lowick did not fall into the category of Parishes that have 20% or more second homes.
- The site was unsustainable for sustainable transport.

Councillor Watson stated that he was impressed by the applicant offering affordable homes for the community and proposed to accept the officer's recommendation to approve, subject to the conditions in the report, S106 agreement securing the contributions towards coastal mitigation, nitrogen neutrality maintenance and the additional Grampian condition on nitrogen neutrality, with exact wording being delegated to officers. Councillor Thorne seconded the motion.

A vote was taken as follows: FOR; 9, AGAINST; 1, ABSTAIN; 0

RESOLVED that the application be **GRANTED** in line with the conditions set out in the report, S106 agreement securing the contributions towards coastal mitigation, nitrogen neutrality maintenance and the additional Grampian condition on nitrogen neutrality, with exact wording being delegated to officers.

48 **22/01660/FUL**

J. Hudson – Senior Planning Officer introduced the application with a PowerPoint presentation.

Councillor Hunter spoke as the Local Member in the public speaking slot, the following information was given:

- Paragraph 7.11 of the report states the nearest properties 7, 8 & 9 Turret Gardens were consulted but there was no reference to No's 36 – 36C

Ch.'s Initials.....

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Northumberland Road being consulted, which were to the North of the proposed secondary entry/exit point.

- The A1167 was the main entrance from the A1 into Berwick Upon Tweed & Tweedmouth from the south.
- The proposed secondary entry/exit was the only access for all deliveries to all businesses on the Retail Park, many of which would take place during opening hours.
- The current entrance/exit to the retail park regularly had stationary traffic on the A1167 heading south waiting to turn right into the retail park.
- There was regularly stationary traffic, including HGV's on the A1167 heading north.
- Changing the service entrance to a junction for all vehicles accessing the retail units would cause more congestion.
- The pedestrian crossing was not well used by shoppers from the Retail Park, as the majority of the pedestrians entering and leaving, use the footpath taking them to the junction of the A1167.
- School children from 9-16 years from Tweedmouth use the footpath along the A1167 to access Tweedmouth Middle School and Berwick Academy.
- Members were asked to consider a condition that all vehicles existing the Retail Park turn left only.

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

- There were no objections from Highways.
- Condition 4 in the report noted that an internal pedestrian crossing at the entry/exit point to the service road was to be submitted.
- If members had concerns and wanted a "no right turn" condition, a highways officer would need to be consulted upon and members could defer the application to the next meeting.

Councillor Hill proposed to accept the officers recommendation, this was seconded by Councillor Pattison.

A vote was taken and was it was unanimously

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

49 **APPEALS UPDATE**

RESOLVED that this was noted.

50 **SECTION 106**

RESOLVED that this was noted.

A comfort break was announced to allow Officers to change over.

51 **PUBLIC QUESTION TIME**

No questions had been received.

52 **PETITIONS**

- (a) No new petitions had been received.
- (b) There were no petition reports for members to discuss.
- (c) No updates on previous petitions.

53 **LOCAL SERVICES ISSUES**

Highways

Resurfacing

Multiple resurfacing schemes across all wards in the Northern Area had been completed as well as 13 surface dressing schemes. There were 9 LTP surfacing schemes to complete as well as 8 schemes from the U and C roads programme. Schemes to complete included:

- Etal Road
- Guyzance
- Elyhaugh near Longframlington
- Preston Towers
- Magdalene Fields, Walkworth.

Members noted that a major new car park at Amble had been completed, alongside various minor drainage schemes, traffic safety schemes and footpath improvement schemes.

Storm Arwen clearance had restarted, a team of tree surgeons cleared over 140 trees that had blocked across a little used U road near Hazon.

Maintenance

The jet patcher was in the area for 8 weeks, and had filled hundreds of potholes mainly up the Valleys.

The Gully tanker was working its way around the secondary network after clearing all gullies on the A697, 698 and 1068.

Members noted that Highways Inspectors were continuing to deal with hundreds of complaints every week while trying to complete their routine inspections.

The Highways Maintenance team had begun the annual inspection of grit bins.

Following the update from G. Bucknall – Lead Highways Delivery Manager, members were invited to ask questions, in which the following information was provided:

- The bird nesting season had ended, and trees were starting to be cut back to allow clearer visibility for road signs.
- The Alnwick to Lesbury resurfacing scheme had been deferred to the 2023 programme.

Members thanked Graham and the team for their continued hard work.

Neighbourhood Services

Waste Services

Residual, Recycling and Garden waste collection services were all operating well, with the income from garden waste and commercial waste exceeding targets. Members noted that there had been an increased demand for bulky waste collections and also additional collections for bottle recycling facilities.

The kerbside food waste trial had been delayed due to supply chain issues and was scheduled to start in November.

Grass Cutting

Members noted that grass cutting had remained on target but there had been some challenging periods throughout the year due to long spells of warm and dry weather. The team was on cut number 10 out of 11 for the year.

Members were informed that winter works were starting to be scheduled for maintenance commitments, but requests from members were welcome.

Following the update from B. Hodgson – Neighbourhood Services Area Manager, members were invited to ask questions, in which the following information was provided:

- The out of hours service covered: fallen trees, road incidents, dangerous electrical lighting, and dangerous potholes.
- The gully tanker worked on an 18-month rota but would focus on hot-spots for blockages.
- Any road with a speed limit of over 30mph would need a traffic management system in place for verge cutting.

Members thanked Bob and the team for their continued hard work.

54 **SUSPENSION OF STANDING ORDERS**

As the meeting approached the 3 hour limit Members were asked if they wished to suspend standing orders in order to continue the meeting. Upon being put to the vote it was:

RESOLVED that in accordance with the Council's constitution, standing orders be suspended and the meeting continue over the 3 hour limit.

55 **RURAL BUSINESS GROWTH SERVICE**

I. Hewitt – Rural Business Growth Manager, introduced the service to members with the aid of a PowerPoint presentation. The RBGS was delivered by Advance Northumberland on behalf of Northumberland County Council and worked with micro, small and medium sized enterprises, located in the rural areas of Northumberland, Newcastle and North

Tyneside.

The aim of the RBGS was to grow the rural economy in North of Tyne, with the key outcome being the creation of growth and jobs. The service would be a single point of contact and provided access to one-to-one business secure funding and financial support. The capital grant for business to grow, expand production and diversity. The grants would start from £10,000 upwards at a maximum intervention rate of 40%.

The capital grant was available for eligible businesses with clear growth potential that required direct capital investment to grow, expand productivity capacity or diversify into new markets or products.

Businesses would include:

- Food and drink production
- Manufacturing
- Knowledge, intensive business
- Culture, creative and tourism – excluding retail and accommodation
- Energy products and services
- Environmental products and services

Members thanked Ivan for attending and for the information on the Rural Business Growth Service.

56 **LOCAL MEMBER IMPROVEMENT SCHEMES**

RESOLVED that this was noted.

57 **LOCAL AREA COUNCIL WORK PROGRAMME**

Councillor Swinbank suggested “Space for Shorebirds” to be added to the work programme.

Councillor Watson requested a representative from Highways to attend the next meeting to discuss the sustainability issues that were mentioned in the planning reports.

RESOLVED that this was noted.

58 **DATE OF NEXT MEETING**

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

RESOLVED that this was noted.

CHAIR.....

DATE.....

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Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

20 OCTOBER 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
Interim Executive Director of Planning and Local Services
01670 622542
Rob.Murfin@northumberland.gov.uk

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

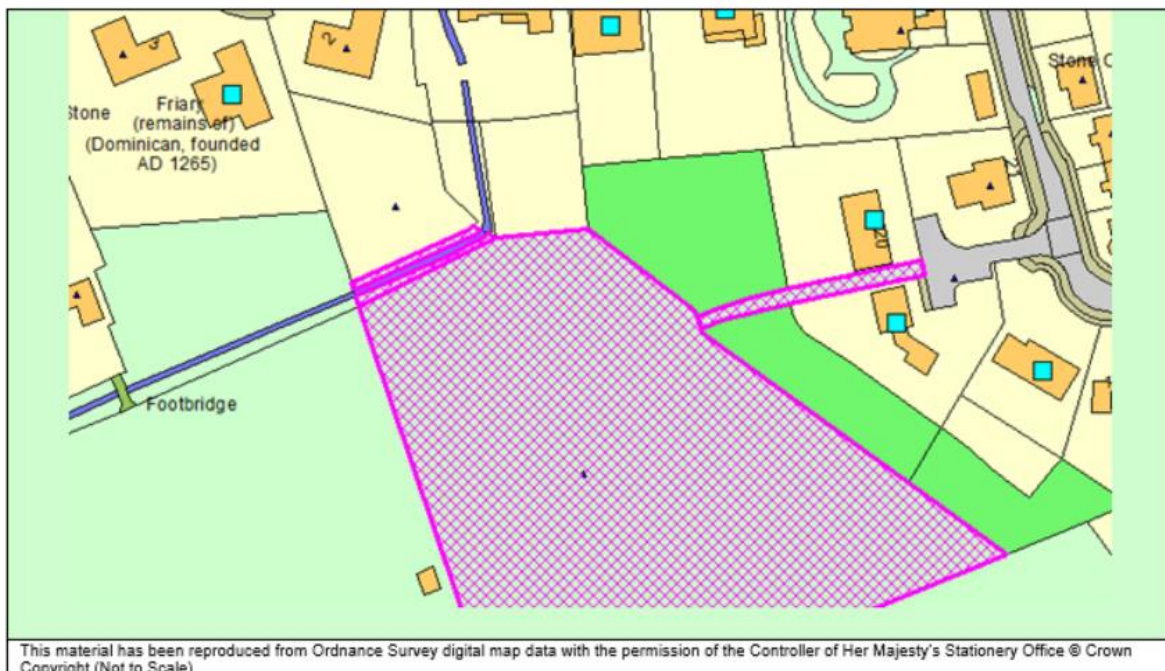


Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE 20th October 2022

Application No:	22/00666/FUL		
Proposal:	New detached house for permanent residence		
Site Address	Land West Of Radcliffe Park , Radcliffe Park, Bamburgh, NE69 7AN		
Applicant:	Mr & Mrs Cole Maplebeck Lodge, Maplebeck, Newark, NG22 0BS	Agent:	Jane Darcy Fleetham Mill, West Fleetham, Chathill, NE67 5JS
Ward	Bamburgh	Parish	Bamburgh
Valid Date:	23 February 2022	Expiry Date:	20 April 2022
Case Officer Details:	Name: Miss Claire Simm Job Title: Planning Officer Tel No: 07592272955 Email: Claire.Simm@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



1.Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council Planning Committee as it is Officer recommendation to refuse the application contrary to the views of the Parish Council.

2. Description of the proposals

2.1 Planning permission is sought for the erection of a new house for permanent residence at Land West of Radcliffe Park, Radcliffe Way Bamburgh. The proposal is for a two-storey stone build 3 bedroom dwelling constructed of stone with a pitched slate roof. The dwelling is linked to the one and half storey double garage and office via a single storey link.

2.2 The site is on the southwest fringe of the village and is bordered by 20th century housing to the north and east, and agricultural land to the south and west. It is 0.9 hectares and comprises grassland used a paddock.

3. Planning History

None relevant

4. Consultee Responses

County Archaeologist	No objection
Building Conservation	The development would not result in any harm to the setting of any heritage assets however the scheme does not comply with policy QOP1 as the scheme does not respond positively to, established character, where possible reinforcing local distinctiveness through the quality of its design and the use of materials.
Public Protection	No objection subject to conditions relating to 1) Noisy Working Hours, 2) Construction Delivery/Collection Hours 3) External Hours
Bamburgh Parish Council	Bamburgh Parish Council support the application as the proposal complies with the NNCNP as the property will be for a single principal residence
Northumberland Coast AONB	The AONB Partnership is supportive of the planning application.
Highways	Object to the scheme as the proposed development is located in an unsustainable location reliant on a private car which does not provide a genuine choice of transport modes.
County Ecologist	No objection subject to conditions and contribution of £615 towards coastal mitigation.
Lead Local Flood Authority (LLFA)	No objection to the scheme. It should be noted that the applicant/new homeowner will be responsible for the scheme
North Sunderland And Seahouses PC	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	5
Number of Support	4
Number of General Comments	2

Notices

General site notice, 30th March 2022

No Press Notice Required.

Summary of Responses:

5 letters of objection have been received; the main concerns raised are:

- the site is located outside the settlement boundary
- the access is unsuitable
- impact on residential amenity in particular the height of the building
- concerns over the design being a sharp contrast to the existing houses
- siting of the property in the middle of the field
- impact on the protected species on site

4 letters of support have been received stating:

- the proposal is in keeping with the surroundings
- it will provide a permanent residence which should be encouraged
- The proposal seeks to address the access constraints raised in the Bamburgh Settlement boundary background papers by limiting the site to one dwelling.

2 Neutral comments have been received commenting:

- Could the solar panels be re located?
- Requesting further information in relation to the home office
- Allowing development outside the settlement boundary could set a dangerous precedent

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

<http://publicaccess.northumberland.gov.uk/onlineapplications//applicationDetails.do?activeTab=summary&keyVal=R7P51ZQSMNX00>

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)

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

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

HOU 5 - Housing types and mix

HOU 9 - Residential development management

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 4 - Landscaping and trees

QOP 5 - Sustainable design and construction

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

ENV 4 - Tranquillity, dark skies and a sense of rurality

ENV 5 - Northumberland Coast Area of Outstanding Natural Beauty

ENV 7 - Historic environment and heritage assets

WAT 3 - Flooding

WAT 4 - Sustainable Drainage Systems

POL 1 - Unstable and contaminated land

INF 6 - Planning obligations

North Northumberland Coast Neighbourhood Plan (NNCNP) - 2018

Policy 1 – Sustainable Development

Policy 2 – Landscape and Seascapes

Policy 3- Habitats and Species

Policy 5 – Design in new development

Policy 9 – Sustainable development outside the settlement boundaries

Policy 11- Bamburgh Conservation Area

Policy 13 Non-Designated Heritage Assets

Policy 14 – Principal Residence Housing

Policy 24 – Broadband Infrastructure

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

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

6.3 Other Documents/Strategies

National Design Guidance

Northumberland Coast AONB Management Plan 2020-2024

7. Appraisal

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

7.2 The proposal has been examined against national and local planning policy and the main issues in the consideration of this application are;

- Principle of Development
- Visual impact
- Highway Safety
- Amenity
- AONB
- Conservation
- Ecology
- Archaeology
- Climate Change
- Broadband

Principle of Development

7.3 The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF'S presumption in favour of sustainable development. Applications for new

development should be considered in the context of this presumption in favour of sustainable development. This is also reflected in Policy STP 2 of the Northumberland Local Plan (NLP)

7.4 The application has been considered against the relevant sections within the Northumberland Local Plan and National Planning Policy Framework (NPPF) and it is considered that the development does not accord with local policies and the NPPF on the matters of relevance in this case.

7.5 Policy STP 1 of the Northumberland Local Plan (NLP) sets the spatial strategy for Northumberland and directs development towards established settlements. Bamburgh is listed as a Small Village which will support a proportionate level of development. Policy STP 1 also states that sustainable development will be supported within settlement boundaries defined on the NLP policies map or in neighbourhood plans. The North Northumberland Coast Neighbourhood Plan (NNCNP) defines a settlement boundary for Bamburgh and the proposal site sits outside of the settlement boundary.

7.6 As a result, the proposal must be considered to be development in the open countryside. Criterion g, Policy STP 1, provides a number of situations where development in the open countryside can be supported, including if the proposal provides for residential development in accordance with either Policy HOU 7 or Policy HOU 8 of the NLP. However, Policy HOU 7 relates to exception sites for affordable housing which is not applicable to this proposal, whilst Policy HOU 8 covers isolated housing in the countryside. Given the location of the proposal directly adjacent to the built-form of Bamburgh, it cannot be considered in an isolated location. Therefore, the proposal meets none of the exceptions listed where development in the open countryside can be supported.

7.7 Policy STP 1 also states that forms of development in the open countryside will be permitted if they are supported in a made neighbourhood plan. Policy 1 of the NNCNP states that subject to compliance with Policy 3 and having regard to other material planning considerations, small-scale development will be supported which provides new Principal Residence dwellings. However, Policy 8 then applies a settlement boundary around Bamburgh. Policy 9 lists forms of development outside of these boundaries that will be supported. In terms of residential development, this is limited to single dwelling Principal Residences in a list of distinct hamlets that are separate from Bamburgh.

7.8 As the proposal sits outside of the settlement boundary for Bamburgh and does not meet any of the exceptions listed in either the NLP or NNCNP, the principle of the development is unacceptable and cannot be supported.

Visual Impact

7.9 The site is to be accessed from Radcliffe Park. Radcliffe Park is a modern development, comprising of a variety of different house types. Although the homes vary from detached brick two storey dwelling and stone bungalows, there is a strong building form to the development and a consistency in plot size. Policy QOP1(b) states that development proposals should create or contribute a strong sense of place and integrate the built form of the development with the site overall, and the wider local area having particular regard to...i) the form scale and massing, prevailing around the site and iv) the pattern of any neighbouring or local regular plot and building widths. The policy goes on to state that development should d) respect

and enhance the natural, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscape setting.

7.10 Policy 5 of the North Northumberland Coast Neighbourhood Plan (NNCNP) states all new development in the neighbourhood area should incorporate high quality design and demonstrate how a) the local context and character is respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping.

7.11 The scale of the main house is considered acceptable; however, it is linked to the one and half storey garage with a single storey extension which incorporates a boot room, utility and extension to the family room. It is considered that the overall width of the proposed dwelling, which is slightly over 31m is not in keeping with the scale and character of the neighbouring development. Furthermore, it is considered that the density of the development is inappropriate. The single dwelling is sited in the centre of a large plot and would be incongruous having regard to the strong building form of the neighbouring development. As the existing settlement is characterised by open countryside approach, it is considered that this proposal would erode this, leading to urbanising effects in the open countryside.

7.12 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 127 seeks to ensure that developments are sympathetic to local character and design.

7.13 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 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 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.

7.14 Having assessed the proposal against local and national planning policy and the 10 characteristics outlined in the National Design Guide it is considered that proposal would have a significantly harmful effect on the character and appearance of the open countryside in this area. It is therefore considered that the proposal would not accord with the NLP, the NNCNP, National Design Guide or Paragraphs 126 and 127 of the NPPF.

Area of Natural Beauty

7.15 The Northumberland Coast AONB has commented on the application and supports the application stating the development responds well to the design criteria set out in the AONB Design Guide for the Built Environment and is in accordance with the relevant objectives and policies contained within the Northumberland Coast AONB Management Plan 2020-2024.

Conservation

7.16 The Council's Conservation Officer was consulted on the proposal, as, although the site is not within the setting of any heritage assets nor within the Conservation Area, the entire village is within the wider setting of Bamburgh Castle. It has been assessed that the proposal would not impact on the setting of any heritage assets and thus the proposal does not conflict with policy ENV7 of the NLP, however, the Conservation Officer has commented on the scale and design of the scheme stating the development does not relate to the built form in the locality and is therefore contrary to Policy QOP1(b) of the NLP.

Archaeology

7.17 Following advice from the Council's Archaeologist a trial trenching report was submitted in July 2022. Considering the results of the archaeological assessment and in the absence of any significant recorded archaeological remains, the risk of the proposed development damaging or disturbing significant unrecorded archaeological remains is considered low. Therefore, there are no objections to the proposal on archaeological grounds.

Ecology

7.18 Policy ENV 2 of the Northumberland Local Plan seeks to ensure that proposals will not have an adverse impact on Biodiversity and Geodiversity. The policy states: Development proposals affecting biodiversity and geodiversity, including designated sites, protected species, and habitats and species of principal importance in England (also called priority habitats and species), will: a. Minimise their impact, avoiding significant harm through location and/or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for; b. Secure a net gain for biodiversity as calculated, to reflect latest Government policy and advice, through planning conditions or planning obligations.

7.19 Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.20 The Council's ecology team have no objections to the development subject to conditions and a contribution of £615 towards the coastal mitigation service which would need to be secured by means of a Section 106 agreement. It is therefore considered that subject to the completion of a S106 and appropriate conditions, the development would be in accordance with the NLP and NPPF. However, whilst the applicant has agreed to a developer contribution there is not currently a S106 in place and therefore the development does not accord with Policy ENV 2 of the NLP and the NPPF.

Highways

7.21 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.

7.22 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.

7.23 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.

7.24 The Local Highway Authority responded to consultation stating the technical aspects of the proposal, such as access and parking etc. was acceptable, however 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. It is recognised by the Highways Authority however, that the Planning Authority need to balance this against other material considerations Whilst noting the concerns of the Highway Authority with respect to connectivity, it is considered the proposals are acceptable in highways safety terms.

Residential Amenity

7.25 Policy QOP 2 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. Given the development will be located over 60m away from the neighbouring properties to the northeast, it is considered that the proposal will not result in an unacceptable loss of light, overshadowing or visual intrusion to neighbouring occupiers. The development therefore complies with Policy QOP2 of the Northumberland Local Plan and the NPPF and Policy 5 of the NNCNP.

Principal Occupancy

7.26 Policy 14 of the NNCNP advises that proposals for all new housing, excluding replacement dwellings, will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

7.27 Principal Residence housing is that which is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home. These restrictions will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under Section 106 of the Town & Country Planning Act 1990, or any

subsequent successor legislation. This Planning Obligation will require occupiers of homes to keep proof that they are meeting the obligation and they will be obliged to provide this proof if/when Northumberland County Council requests this information. It is therefore considered that subject to the completion of a S106, the development would be in accordance with the Policy 14 of the NNCNP. However, there is not currently a S106 in place although there is agreement with the applicant that the use of the property to be restricted to a Principal Residence dwelling.

Climate Change

7.28 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.

7.29 Local Plan Policy QOP1 sets out a number of design principles. Proposals will be supported where design makes a positive contribution to local character and distinctiveness, creates or contributes a strong sense of place, incorporates high quality materials, 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, protect general amenity, supports positive social interaction, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.30 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, 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.

7.31 The supporting documents which accompany the application do not provide any information with respect to sustainable design and construction. Should the application be granted approval it would be 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.

Broadband Connectivity

7.32 Policy ICT2 of the Northumberland Local Plan 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.

7.33 The current application does not state whether full-fibre broadband connections are proposed. If the application were to be granted approval it would be recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Equality Duty

7.34 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

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

Human Rights Act Implications

7.36 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.

7.37 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.

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

8. Conclusion

8.1 The main planning considerations in determining this application have been set out and considered above and assessed against the relevant Development Plan Policies and the National Planning Policy Framework (NPPF). It is considered that the application proposes an inappropriate form of development in the Open Countryside and the proposal would be located in an unsustainable location with poor access to services or facilities. The development does not integrate well with the wider local area and the proposal would represent harm to the visual amenity of the area.

8.2 As the application is to be recommended for refusal, contributions to the local authority's coastal mitigation service have not been sought, nor has a legal agreement been signed ensuring the development will remain as a principle residence. This will form an additional refusal reason upon the file.

9. Recommendation

That this application be REFUSED permission subject to the following:

Conditions/Reason

01. By virtue of its location in the open countryside, the proposal would result in the construction of a new isolated dwelling in an unsustainable location and outside of any settlement identified within the North Northumberland Coast Neighbourhood Plan. There has been no demonstrated need, justification or other material consideration that would justify the construction of a new dwelling in this unsustainable location. The proposal would therefore be contrary to Policy STP 1 of the Northumberland Local Plan and Policy 9 of the North Northumberland Coast Neighbourhood Plan.

02. By virtue of its design, scale, location and density, the proposed development would be out of character with and would have a detrimental visual impact upon the surrounding landscape. As such the proposal would not accord with the National Design Guide, Policy QOP1 and QOP2 of the Northumberland Local Plan, Policy 5 of the North Northumberland Coast Neighbourhood Plan and Paragraphs 126 and 127 of the NPPF.

03. This development falls within the 'zone of influence' for coastal sites designated at a national and international level as Sites of Special Scientific Interest and Special Protection Areas/ Special Areas of Conservation/ Ramsar sites and, as such, coastal mitigation measures are required. Under Reg 63 (5) of the Habitats Regs 2017 the proposed development has failed to incorporate coastal mitigation measures or secure a financial contribution towards such measures. The development would therefore have an adverse effect on the site integrity and to grant planning permission for the development would be unlawful and contrary to policy ENV2 and the NPPF

04. A Section 106 Agreement has not been completed to secure principal occupancy which is considered necessary in order to ensure that new dwellings are occupied only as a Principal Residence. This would be contrary to Policy 14 of the North Northumberland Coast Neighbourhood Plan.

Background Papers: Planning application file(s) 22/00666/FUL

NORTHUMBERLAND

Northumberland County Council

**NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE
20th October 2022**

ITEM FOR DECISION

TREE PRESERVATION ORDER TOWN AND COUNTRY PLANNING ACT 1990

**Northumberland County Council
(Land at rear of Neston and The Nook, Pondicherry, Rothbury, Morpeth
NE65 7YS)
Tree Preservation Order 2020
(no. 5 of 2020)**

1. Introduction

1.1 The purpose of the report is to consider confirming the above Tree Preservation Order following expiry of the statutory period for objections.

2. Implications

- 2.1 Policy: Recommendation accords with Northumberland Local Plan 2016
- Finance: There is a risk of a claim for compensation for refusal of consent under the TPO.
- Personnel: Officer time assessing the proposal, preparing and serving documentation.
- Property: No Council property is affected.
- Human Rights: The individual's rights to the enjoyment of their property is affected.

3. Background

3.1 A provisional Tree Preservation Order (TPO) was made on 2 Sycamore trees on 3rd May August 2022 under delegated powers. The provisional TPO was made following a request from local resident.

3.2 The resident made the request for the TPO on the basis that the trees are an integral part of the landscape and there was a perceived risk of removal because of development proposed near to the tree's location, although the trees were not on land within the redline boundary of any planning applications at the time of request, or to date.

4. Planning History

A/2007/0610

Stanton, Pondicherry, Morpeth

Erection of windmill power generator on lattice tower and ancillary equipment shed
REFUSED

A/2008/0193

Stanton, Pondicherry, Morpeth

Erection of 6.2m high pole mounted windmill and ancillary equipment shed
(resubmission A/2007/0610)
PERMITTED

16/02001/ELEGDO

The Old Orchard, Pondicherry, Rothbury

Erection of low voltage pole
NO OBJECTION

5. Planning Policy

4.1 National Planning Policy

National Planning Policy Framework (2021)

National Planning Practice Guidance (2021 as updated)

4.2 Development Plan Policy

QOP4 Landscaping and trees

4.3 Other Documents/Strategies

Planning Practice Guidance Suite: Tree Preservation Orders and Trees in Conservation Areas, 6th March 2014.

6. Representations

6.1 A letter has been received from the resident of Pondicherry Farm, Pondicherry outlining concerns for relatives living at Stanton, Pondicherry and The Barn Pondicherry. A second letter has been received from the Resident of The Barn. The letters raise the following concerns regarding safety:

1. A local tree surgeon (unnamed) was asked to inspect the trees and reported that there was localised decay. The root system on the tree nearest to The Barn is substantially restricted by a retaining wall to the south side which has weakened the root structure
2. The tree nearest The Barn has a large crown which causes concern in high wind and during recent storms several large branches came down and

damaged the property at The Barns, leading to concerns regarding the safety of those resident in the property.

3. The tree set furthest from The Barn is structurally unsound and would pose a risk to property should it fail including overhead electricity lines.
4. A tree adjacent to those subject to the TPO was removed several years ago because of similar safety concerns.
5. The objectors also query where their liability would lie should the trees fail and cause harm to persons or property.

7. Assessment

7.1 Taking the points above in turn the response is as follows:

Points 1-3 The view that the trees are dangerous and have the structural faults and decay as set out in the objections is not supported by a report or comments submitted by a tree surgeon.

The objectors have been given details of how to submit a 5 day notice or an application to carry out works to protected trees, however, no submissions have been received to date to allow further consideration of the condition of the trees.

Large, mature trees are often viewed as being dangerous owing to their size and age, in particular when they are set close to residential properties. It is not the intention of Officers to minimize the concerns of the neighbouring residents and it is not the want of the Local Planning Authority to prevent any works that were shown to be reasonable and necessary to be carried out, including the felling of a tree, subject to the appropriate evidence being presented.

Point 4 The tree removed was not subject to a TPO or within a Conservation Area, therefore there was no restriction on its removal. However, evidence to justify the removal of trees subject to a TPO through 5 day notice or application is required.

Point 5 The liability query is addressed by the fact that while the TPO prevents any works being carried out without prior consent, again if compelling evidence is presented for removal, felling on safety grounds can be agreed. It is the view of Officers that the trees make a strong positive contribution to the visual amenity of the area and at the time of assessing the trees for the creation for a TPO there were not any immediately obvious issues with the condition of the trees. Therefore, it was reasonable to create the TPO and this is why it is recommended that the TPO be confirmed.

8. Recommendation

It is **recommended** that the Tree Preservation Order be confirmed without modification for the reasons set out at paragraphs above.

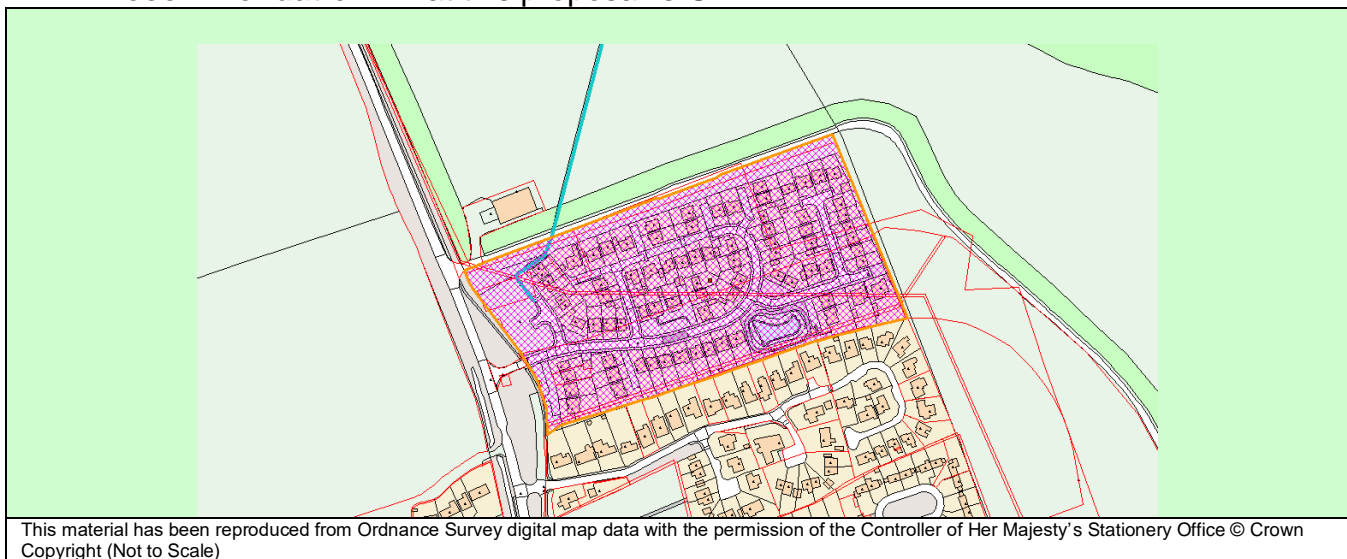


Northumberland County Council

Planning Committee October 2022

Application No:	S106 Felton: Healthcare Expenditure		
Proposal:	To extend the time period for the expenditure of Healthcare contributions for a further three years.		
Site Address	Land North of Benlaw Grove, Main Street, Felton, Northumberland		
Applicant:	None – mutual agreement	Agent:	NONE
Ward		Parish	Felton
Valid Date:	n/a	Expiry Date:	n/a
Case Officer Details:	Name: Heather Proudlock Title: Senior S106 Officer Email: Heather.proudlock@northumberland.gov.uk		

Recommendation: That this proposal is GRANTED



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1. Introduction

The request to vary a S106 agreement is being brought to Members of the Committee, as the timeframe to expend a healthcare contribution is close to expiring.

2. Description of the Proposals

2.1 The S106 agreement in connection with the above development contains a clause in the agreement which states 'where the funds are not spent within 3 years of the third payment, then the Council are to use instead the funds for Affordable Housing Purposes'. This 3-year deadline is November 2022 and whilst the funds are committed to healthcare purposes they are not yet spent.

For past two years the NHS Northumberland Clinical Commissioning Group (CCG) now known as the North East and North Cumbria Integrated Care Board (CICB) have been trying to implement a scheme to build a new GP surgery in the Felton area.

Several matters and issues (aside from Covid) have caused significant delays to the project, however, plans are still in place for the new build and the CICB hope to utilise the £250,000 S106 funding earmarked for the capital costs of the surgery. The CICB have confirmed that Felton and Widdrington Surgery have merged and joined up with Cheviot, Glendale and Well Close Practices to form the “Lindisfarne Group” and they will collectively operate the new Surgery at Felton.

CICB and the Lindisfarne Group have advised the Council they are committed to the new Surgery and the plan is to proceed ASAP. The CICB are keen to ensure the housing developer’s contribution, already paid to the Council, could be ringfenced for healthcare purposes for another 3 years than it be moved to the default position for it to be spent on Affordable Housing.

It is a legal requirement for the S106 agreement to be formally varied. Whilst there is no direct applicant for this request, the Council, Parish Council and CICB are obviously keen to formalise this arrangement before further plans and commitments are made.

To extend the timescales for the expenditure for healthcare purposes in accordance with the clauses of the S106 agreement, a Deed of Variation to the original agreement would need to be agreed by **ALL** parties with an interest in the Land.

Bellway Homes have been contacted by the Council and they have agreed, as a gesture of goodwill, to enter into a deed of variation on the provision their legal costs are met. The CICB have indicated they may be able to cover the legal costs involved.

3. Relevant Planning History

16/00138/FUL

Development of 80 residential dwellings (Use Class C3) including associated access, infrastructure, open space and landscaping (as amended)
Bellway Homes NE Ltd

Conclusion:

A request for a Deed of variation to extend the timeframe to spend the Healthcare contribution already paid by Bellway Homes, until November 2025 for the , as opposed to it automatically diverting towards affordable housing provision.

Recommendation:

**That the variation to vary S106 agreement dated 06.09.2016
is GRANTED permission**

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Northumberland County Council

Appeal Update Report

Date: October 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
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>Delegated Decision - Officer Recommendation: Approve</p>	No

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
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,</p>	No

	<p>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>	
21/01668/LBC	<p>Listed Building Consent for replacement of sash windows throughout and replacement of front door – Brockburn, Monkshouse, Seahouses</p> <p>Main issues: harm to the listed building with no public benefits to outweigh the harm</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/01188/FUL	<p>Two-storey extension at the front of the house – 13 Church Avenue, West Sleekburn</p> <p>Main issues: unduly prominent and incongruous addition to the property.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/03297/FUL	<p>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</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation:</p>	No

	Refuse	
21/04527/FUL	Construction of 3 bungalows – land south of Leylen House, Main Street, Red Row Main issues: unacceptable in principle due to development in the open countryside beyond the settlement boundary and affecting protected open space. Appeal against non-determination	No
22/01946/AGRGDO	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 Main issues: the proposed development would not be permitted development. Delegated Decision - Officer Recommendation: Refuse	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	Proposed residential development of four dwellings (as amended 21.12.2020) - land south of Centurion Way, Heddon-on-the-Wall 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.	4 January 2022 Committee Decision - Officer Recommendation: Approve
20/01457/CLEXIS	As amended: Use of land to the west of School House Farm, Kiln Pit Hill (as outlined in red on amended location plan received	9 February 2022 Delegated

	<p>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>Decision - Officer Recommendation: Refuse</p>
21/04426/CLEXIS	<p>Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian's Wall remains south of Black Pasture Cottage, Brunton Bank, Wall</p> <p>Main issues: lack of information and evidence as submitted to grant certificate.</p>	<p>28 April 2022</p> <p>Appeal against non-determination</p>
19/01687/FUL	<p>Change of use of land for the siting of up to 60 static caravans, along with associated infrastructure and hard and soft landscaping. Archaeological report received 09.2.2021 and amended site location plan received 26.02.21 - land north west of Springwood, Coast View, Swarland</p> <p>Main issues: obtrusive development in the rural landscape that would adversely affect the rural setting and visual relationship between Swarland and wider countryside setting.</p>	<p>1 June 2022</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
21/04587/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>
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</p>	<p>7 July 2022</p> <p>Delegated Decision - Officer Recommendation:</p>

	that is neither subordinate nor well related to the subject property and would have a negative impact on visual amenity.	Refuse
21/03532/FUL	<p>Restore and re-build existing derelict dwellings to create single dwelling house with attached holiday-let and erection of ancillary workshop/agricultural storage building – land south west of Woodbine Cottage, Carrshield</p> <p>Main issues: significant works required to existing structure therefore conversion is unacceptable as a matter of principle; design would not respect historic character of the building and would affect the character of the North Pennines AONB; new outbuilding would be inappropriate in size and scale in the open countryside with impacts on the landscape and the AONB; insufficient information to assess ecological impacts of the proposals; and insufficient information to assess archaeological impacts.</p>	<p>16 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/02904/FUL	<p>Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description – land north west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified development in the open countryside and unsustainable location; and lack of completed S106 Agreement in respect of affordable housing, education, health and a Habitat Maintenance and Management Plan</p>	<p>17 August 2022</p> <p>Committee Decision - Officer Recommendation: Approve</p>
21/02377/FUL	<p>Retrospective: Construction of carport in existing car park to provide cover for three car parking spaces and provide shelter for diners during COVID – Feathers Inn, Hedley, Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and the design and materials adversely impact on the character of the site and its surroundings.</p>	<p>23 August 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01800/FUL	<p>Home officer first floor extension over existing detached garage – 3 Keston Drive, Cramlington</p> <p>Main issues: disproportionate addition to the original garage resulting in harm to the character and appearance of the property</p>	<p>31 August 2022</p> <p>Delegated Decision - Officer Recommendation:</p>

	and the street scene.	Refuse
21/04652/FUL	Single storey extension to kitchen; two storey extension to rear;, provision of dormers to new extension - Size of existing garage footprint and roof increased and provision of dormers to garage to form storage area – Wooderfield, Grange Road, Widdrington Main issues: development would appear incongruous and out of character with the existing dwelling resulting in significant harm to visual amenity.	31 August 2022 Delegated Decision - Officer Recommendation: Refuse
20/02026/COU	Change of use of 8no. Holiday cottages to residential dwellings – 1 - 4 Bamburgh Cottages and 5 - 8 Craster Cottages, Northumbrian Hills, Burgham Park, Felton Main issues: unnecessary and unjustified residential development in the open countryside	1 September 2022 Delegated Decision - Officer Recommendation: Refuse

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

Inquiry and Hearing Dates

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

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Northumberland

County Council

S106 Agreements Update Report

August 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 August 2022 and payments received for the month.



New Agreements

August	New Agreements completed and added to Database
20/03443/ful	Land West of 10 West Burton Cottages
21/03539/ful	Land East of Hermitage
21/03989/ful	17 Church Street Berwick
21/04198/varyco	McDonalds Restaurant Alnwick
21/00787/ful	Land East of 17-19 High Street Belford
21/03687/ful	Land at Alma House, Stobswood , Morpeth,

Contributions Received

Development	Type of Contribution	Amounts Received
19/00277/ful Land North of Tesco Hexham	Ecology	£10,000
21/04267/ful 45 North Street Seahouses	CMS	£615
21/02948/ful Land South West of Tyneley Farm Ellingham	CMS	£345.63
21/04198/vary MacDonald's Alnwick	Highways	£143,900
21/01693/ful Lionheart Business park Alnwick	Highways	£80,000
21/04267/ful 45 North Street Seahouses	CMS	£345.63
21/02948/ful 17 Chrch Street Berwick	CMS	£615
15/03231/ful Fairfields Longframlington	Education	£30,0480
17/00499/OUT South Newsham Blyth Miller Homes	Sport	£36309 and £5579
18/03231/ful Fairfields Longframlington	Healthcare	£40857.60
17/01677/out Amble	Sports and CMS	£57,500 £40,800

Awards and Payments Made

Awards Paid Out	Project	Amount Paid
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None this month

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S106 Team



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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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