



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Rebecca Little

Email: Rebecca.Little@northumberland.gov.uk

Tel direct: 01670 622611

Date: Wednesday, 12 April 2023

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 APRIL 2023** at **2.00 PM**.

Yours faithfully

Dr Helen Paterson
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



Dr Helen Paterson, Chief Executive
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AGENDA

PART I

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

1. APOLOGIES FOR ABSENCE

2. MINUTES

(Pages 1
- 12)

Minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 23 March 2023 as circulated, to be confirmed as a true record and signed by the Chair.

3. DISCLOSURE OF MEMBERS' INTERESTS

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

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

considered in exercise of their executive function, they must notify the Monitoring Officer and arrange for somebody else to deal with it.

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

- 4. DETERMINATION OF PLANNING APPLICATIONS** (Pages 13 - 16)
- To request the committee to decide the planning applications attached to this report using the powers delegated to it.
- Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
- 5. 21/04346/FUL** (Pages 17 - 40)
Replace existing building (3no flats/14 no bed sits space) with 3no detached houses with 18 bed spaces.
On The Beach, Harbour Road, Beadnell, NE67 5AN
- 6. 21/02775/FUL** (Pages 41 - 66)
Erection of 2no holiday lets (Sui Generis) and associated landscaping (as amended).
Dunstan House, C74 Dunstan Village Main Road, Dunstan, NE66 3SY
- 7. 22/04155/FUL** (Pages 67 - 76)
Construction of Annex Accommodation to Blue Bell Cottage
Bluebell Cottage, Dene House Farm Cottages, Longframlington, Morpeth, Northumberland, NE65 8EE
- 8. APPEALS UPDATE** (Pages 77 - 88)
- For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.
- 9. DATE OF NEXT MEETING**
- The next meeting of the North Northumberland Local Area Council is scheduled for Thursday, 18 May 2023 at Meeting Room 1, Berwick Leisure Centre, Tweedmouth, TD15 2AS

10. URGENT BUSINESS

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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)

Agenda Item 2

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

At the meeting of the **North Northumberland Local Area Council** held at Meeting Room 1, Berwick Leisure Centre, Northumberland Rd, Tweedmouth, Berwick-upon-Tweed TD15 2AS on Thursday, 23 March 2023 at 2.00 pm.

PRESENT

G Castle (Chair) (in the Chair)

MEMBERS

T Thorne
G Renner-Thompson
C Hardy
M Mather

G Hill
C Seymour
I Hunter
M Swinbank

OFFICERS

G Bucknall
M Bulman
V Cartmell
B Hodgson
R Kain
R Little
B Macfarlane
E Scott
J Sharp
C Simm

Highways Delivery Area Manager
Solicitor
Planning Area Manager
Neighbourhood Services Area Manager
Built Heritage and Design Officer
Assistant Democratic Services Officer
Planning Officer
Built Heritage and Design Officer
Senior Planning Officer
Planning Officer

Around 30 members of the press and public were present.

127 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett, Clark, Pattison, and Watson.

128 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 19 January 2023, as circulated, were confirmed as a true record, and were signed by the Chair with the following amendment noted:

Minute 103 to read “Councillor Seymour proposed to refuse the application for potential harm to a Grade II* listed building, visual impact, removal of heritage assets and she felt like the correct consultees had not been consulted.”

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 23 February 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

129 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Hill stated that she was a member of the Berwick Civic Society but did not sit on the planning committee and therefore had a personal but non-prejudicial interest in planning applications 21/02292/FUL and 21/02293/LBC. Councillor Hill also advised that she had met with both ASDA and the objector for application 22/03112/FUL and had a personal but non-prejudicial interest in the application.

Councillor Seymour stated that she was also a member of the Berwick Civic Society and had a personal but non-prejudicial interest in planning applications 21/02292/FUL and 21/02293/LBC.

Councillor Hardy declared that he had a personal and prejudicial interest in planning application 22/03112/FUL and would leave the room while the item was discussed and voted on.

130 **POLICING UPDATE**

Inspector J. Swan, Sergeant D. Budge and D. Sergeant Stapleton were in attendance and gave the committee members a brief overview of crime in the North Northumberland area.

The total number of incident reports over the past year had increased by 3% across the whole area, which included crime, antisocial behaviour, mental health concerns and welfare calls. Crime had increased by 6% however antisocial behaviour had decreased by 6%. It was noted by members how antisocial behaviour is controlled by Northumbria police, including prevention, collaboration, and enforcement.

Incidents – Alnwick Area

	Incidents - Last 12 months	Incidents - 12 months prior	% Change
ASB	352	507	- 31 %
Crime	712	740	- 4 %

Incidents – Berwick Area

	Incidents - Last 12 months	Incidents - 12 months prior	% Change
ASB	471	521	- 10 %
Crime	1281	1203	+ 6 %

Committee members and members of the public were invited to ask questions, the following information was then provided:

- The Education Support team had been returning into schools since Covid restrictions had ended, and talked to students around antisocial behaviour, knife crime, cyber-crime and more.
- Northumbria Police utilised plain clothed officers to patrol certain hotspots for underage drinking.
- Northumbria Police would try to mediate neighbour disputes but did not always have the power to enforce.
- There had been no increase, patterns, or trends in dog attacks.
- Northumbria Police were about to restructure by reducing the number of PCSOs from 155 to 60 which would be divided among the force. PC officer numbers would increase by a further 134.

Members thanked Inspector J. Swan, Sergeant D. Budge and Sergeant D. Stapleton for their presentation and their time.

RESOLVED that the information was noted.

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

131 **DETERMINATION OF PLANNING APPLICATIONS**

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

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need for justifiable reasons for the granting of permission or refusal of planning applications.

RESOLVED that this was noted.

132 **21/02292/FUL**

Conversion of former community building to create 9no. flats, with construction of 1no. new house and garage block to rear (as amended) 5 Palace Street East, Berwick-Upon-Tweed, Northumberland, TD15 1HT

J. Sharp – Senior Planning Officer, introduced the application to members with the aid of a PowerPoint presentation, it was noted that there would be a single presentation for both applications 21/02292/FUL and 21/02293/LBC, with a separate vote for each application and public speakers were granted 10 minutes to speak.

J. Sharp explained to committee members that following the North Northumberland Planning meeting on Thursday, 19 January 2023, Northumberland County Council had received a solicitor's letter explaining that the report had failed to mention paragraph 204 of the NPPF.

The following updates were noted by committee members:

- There had been a late representation from Historic Buildings and Places which highlighted concerns around the loss of the Armstrong and Speirs huts.
- The application was subject to a s106 agreement.
- Condition 49 was required to be amended following comments received from Mr Smart. An additional condition in relation to phasing was also required to be added.

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

- There was serious harm to a conservation area.
- The Speirs hut was one of a handful of corrugated iron schoolrooms that had survived in England. Destruction had been condemned by three of the England national amenity societies.
- The new buildings were not necessary for the main building renovation.
- There was a false balance of harms and benefits distorted by the combined nature of the application.
- The new build project was a tangible threat to the vulnerable old buildings nearby.
- The applications should be refused.

J. Bell spoke in support of the application and gave the committee the following information:

- The applicant would like all of the construction works to commence at the same time.
- Berwick Barracks, Beamish Museum and Blyth Battery had declined to accept the Armstrong and Speirs huts as a donation.
- The site was in a sustainable location.
- The site was for the needs of Berwick Youth Project.

Ch.'s Initials.....

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

- The Conservation Officer noted that there was less than substantial harm.
- The public benefit for removing the Armstrong and Speirs huts was to allow the Berwick Youth Project to use the space and refocus on activities.
- The phasing condition was originally proposed by Councillor Bridgett and voted upon in January 2023.

Councillor Hill proposed to accept the officer's recommendation to grant permission subject to the conditions in the report, a s106 agreement and the amendment to condition 49 and an additional condition to phase the works, and that works to the rear should not start until first occupancy of the main Georgian building with the exact wording delegated to the director of planning in consultation with the chair of planning. This was seconded by Councillor Castle.

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

RESOLVED that the application was **GRANTED** subject to the conditions in the report, a s106 agreement and the amendment to condition 49 an additional condition to phase the works, and that works to the rear should not start until first occupancy of the main Georgian building with the exact wording delegated to the director of planning in consultation with the chair of planning.

133 **21/02293/LBC**

Listed Building Consent: Conversion of former community building to create 9no. flats, with construction of 1no. new house and garage block to rear (as amended)

5 Palace Street East, Berwick-Upon-Tweed, Northumberland, TD15 1HT

J. Sharp – Senior Planning Officer, introduced the application and the following update was noted by committee members:

- An amendment to condition 25 to phase the works, and that works to the rear should not start until first occupancy of the main Georgian building with the exact wording delegated to the director of planning in consultation with the chair of planning.

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

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

RESOLVED that the application was **GRANTED** in line with the conditions set out in the report with an amendment to condition 25 to phase the works, and that works to the rear should not start until first occupancy of the main Georgian building with the exact wording delegated to the director of planning in consultation with the chair of planning.

Councillor Renner-Thompson left the meeting.

22/02968/VARYCO

**Proposed alteration/conversion of 2 outbuildings to the rear of Longhoughton Hall into 2 holiday cottages, to vary condition 2 (approved pans) pursuant to planning application 19/02209/FUL
Longhoughton Hall, North End, Longhoughton, Alnwick, Northumberland, NE66 3AG**

C. Simm – Planning Officer, introduced the application with the aid of a PowerPoint Presentation. It was noted that there would be a single presentation for both applications 22/02968/VARYCO and 22/03383/VARYCO, with a separate vote for each application and public speakers were granted 10 minutes to speak.

The following update was noted by members:

- Condition 3 for application 22/02968/VARYCO was to be included in the conditions for 22/03383/VARYCO.

C. Ross spoke in objection to the application and gave the committee the following information:

- There had been no objection to the 2019 planning application for the site.
- There was a height increase on the pitch of the roof.
- The roof was higher and closer to the boundary line of the neighbouring properties.
- The neighbours felt that they were overwhelmed, overlooked, and overpowered.

A. Moss spoke in support to the application and gave the following information to the members:

- The Town and Country Planning Act required that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- The report found in paragraph 7.3 that the development was acceptable in principle.
- The building was in a poor state of repair and was deteriorating, Storm Arwen caused further damage.
- The development was of high quality.
- The building was attractive and integrated sensitively into its surroundings.
- The development had provided the building with a new lease of life and its intended use as a holiday home would secure its future and support tourism in Northumberland.
- The proposal complied with policy ENV7 of the Northumberland Local Plan and the NPPF.
- There was no opportunity for overlooking.
- The roof height increase was 14cm and not a 15% increase.
- The development as built was acceptable in neighbour amenity terms.

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

- The roof lights were to be permanently fixed shut.
- The Hall was dated 19th Century.
- EV chargers were not added into a condition, but members could add a

- condition to add EV chargers.
- The roof lights that were in place were conservation roof lights.

Councillor Thorne proposed to accept the officer's recommendations with an added condition to include EV charging points, with the exact wording delegated to the director of planning in consultation with the chair of planning, stating that whilst he had sympathy to the neighbours, the application site needed a new roof. This was seconded by Councillor Castle, agreeing that on the balance that the difference in height was not sufficient to warrant refusal.

A vote was taken as follows: FOR; 4, AGAINST; 3, ABSTAIN; 1

RESOLVED that the application was **GRANTED** in line with the conditions set out in the report and an added condition to include EV charging points, with the exact wording delegated to the director of planning in consultation with the chair of planning.

135 **22/03383/VARYCO**

Proposed alteration/conversion of 2 outbuildings to the rear of Longhoughton Hall into 2 holiday cottages, to vary condition 2 (approved pans) pursuant to planning application 19/02209/FUL Longhoughton Hall, North End, Longhoughton, Alnwick, Northumberland, NE66 3AG

Councillor Thorne proposed to accept the officer's recommendations with the added condition 3 from the previous application. This was seconded by Councillor Castle.

A vote was taken as follows: FOR; 4, AGAINST; 3, ABSTAIN; 1

RESOLVED that the application was **GRANTED** in line with the conditions set out in the report and the added condition 3 from the previous application.

A comfort break was announced.

136 **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.

*Councillor Hardy left the meeting.
Councillor Castle in the Chair.*

137 **22/03112/FUL**

Retrospective: Installation of Air Handling Unit with supermarket service yard. (Note: the AHU has been re-programmed to not operate between 22:00 and 07:00 hours unless the internal temperature in the store drops below 10 degrees which will only occur under exceptional winter circumstances) Asda, Main Street, Tweedmouth, Berwick Upon Tweed, Northumberland, TD15 2DS

B. MacFarlane – Planning Officer, introduced the application with the aid of a PowerPoint Presentation.

G. Dodds spoke in objection of the application and gave the committee the following information:

- The air handling unit had been the cause of invasive noise nuisance for a group of residents from houses on Mount Road.
- Local store managements assured neighbours of the initial installation that it would be quieter than the units it had replaced.
- Neighbours had been driven out of their gardens and forced to keep windows tightly shut to escape the noise.
- The initial machinery did not meet the terms of its planning permissions and was removed after the intervention of Northumberland County Council's public protection team.

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

- The noise assessment was completed by ASDA.
- When the machine was switched on and off, it did not exceed background noise.
- Northumberland County Council had not completed an assessment.
- There had been no noise complaints submitted to Northumberland County Council.

Councillor Hunter proposed to defer the application to allow an Environmental Health Officer to attend the meeting and a note for a Public Protection Officer to visit the site. This was seconded by Councillor Hill.

A vote was taken, and it was unanimously

RESOLVED that the application was **DEFERRED** to allow an Environmental Health Officer to attend the next meeting with a note for a Public Protection Officer to visit the site.

Councillor Hardy was brought back into the meeting.

138 **APPEALS UPDATE**

RESOLVED that this was noted.

139 **SECTION 106**

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RESOLVED that this was noted.

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

140 **PUBLIC QUESTION TIME**

No questions had been received.

141 **PETITIONS**

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

142 **LOCAL SERVICES ISSUES**

Highways

G. Bucknall – Highways Delivery Area Manager provided an update on highways.

Resurfacing

The 2022-23 North Area LTP schemes had been entirely completed as well as all the U and C money schemes.

Resurfacing schemes completed since the last meeting were:

- Powburn, on the road to Branton.
- Felton – Main Road to the A1.
- Newstead
- The road between the A1 and Lucker.
- New Haggerston
- Dene Drive, Berwick

The road from Pauperhaugh to Longframlington had been significantly improved ahead of the Todstead closure.

The gang had also laid the deck on the refurbished Union Chain Bridge.

Maintenance

Highways inspectors and maintenance gangs were continuing to fill potholes, unblock gullies along side any other maintenance issue within their remit.

Winter Services

Winter Service works had ended for the year.

The service received a high number of compliments and the team worked well.

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

Local Services

B. Hodgson – Neighbourhood Services Area Manager, provided an update to members.

Winter Works

Winter works were ending for the year.

The Grounds staff had continued to work a 28-hour week during the Winter period, progress through scheduled work had been challenging but successful.

The team was on target to complete their scheduled winter work tasks.

Grass Cutting

Preparations for the upcoming grass cutting season had been finalised with all grass cutting equipment either serviced or scheduled to be serviced.

The team had started some additional paid grass cuts and were looking to start on the core cuts depending on ground conditions, with some routes slightly amended to improve service efficiency.

Northumberland County Council were recruiting seasonal grounds maintenance positions for the year.

Grounds Maintenance

Weed control activities would be undertaken in-house.

The team had started obstacle spraying in some areas and the blue dye additive would be used.

Street Cleansing

Street sweeping was always affected by ground frost. The service had been suspended during the cold snap in some areas as the brushes on the machine lost their effectiveness in freezing conditions since vegetation stuck to the ground.

Waste Collections

Residual and recycling collections continued to perform well and was business as usual.

The team had carried some route reviews in readiness for the deployment of the new RCV's to ensure they were deployed in the most efficient way possible.

Garden waste collections had started.

The increase in housing and customer numbers had meant additional tweaking of

rounds was required however, all areas should benefit.
Initial take up for the service was high and the scheme remained popular.

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

RESOLVED that this was noted.

Councillor Mather left the meeting.

143 **LOCAL AREA COUNCIL WORK PROGRAMME**

RESOLVED that this was noted.

144 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Council was scheduled for Thursday, 20 April 2023 at 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 APRIL 2023

DETERMINATION OF PLANNING APPLICATIONS

Report of the Interim Executive Director of Planning and Local Services

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

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APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

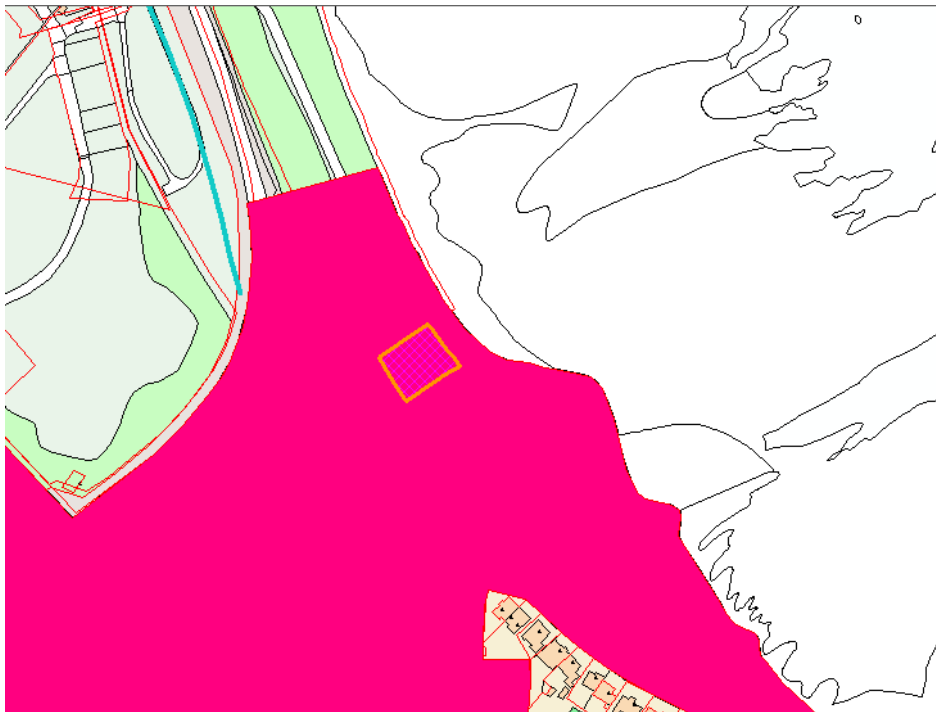


Northumberland County Council

North Northumberland Local Area Committee, 20th April 2024

Application No:	21/04346/FUL		
Proposal:	Replace existing building (3no flats/14 no bed sits space) with 3no detached houses with 18 bed spaces.		
Site Address	On The Beach, Harbour Road, Beadnell, NE67 5AN		
Applicant:	Mr and Mrs A & H Sundin On The Beach, Harbour Road, Beadnell, NE67 5AN,	Agent:	George Innes 19 Clayton Road, Jesmond, Newcastle upon Tyne, NE2 2QY
Ward	Bamburgh	Parish	Beadnell
Valid Date:	8 November 2021	Expiry Date:	11 August 2022
Case Officer Details:	Name: Mr David Love Job Title: Specialist Senior Officer Tel No: 07517553360 Email: David.love@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a s106A agreement for a £10,000 commuted sum to be paid to NCC (Northumberland County Council). This will contribute towards a future coastal erosion protection scheme protecting the existing properties (including this development) in this area.



1. Introduction

1.1 The proposal is suitable for determination by the North Northumberland Area Planning Committee by virtue of the volume of public interest.

1.2 This item was originally presented to Members in the February committee meeting. It was deferred for clarification on the extent of the conservation area and attendance of the HDM and Conservation officers.

1.3 For clarification purposes the application is within the conservation area.

2. Description

2.1 The site occupies a cliff top position on Harbour Road opposite the village green. It extends from the public highway to the west to the cliff top to the east. It is within a ribbon of long-established development. Historically the site was occupied by the Links Garage but in 1988 planning permission was granted to replace this with a workshop, sales area, filling station and bus park [N/88/B/0079].

2.2 In 2001 the garage was converted into a restaurant and takeaway [N/01/B/0553] and then in 2006 change of use consent was granted to convert the restaurant into two houses [N/06/0764]. In 2009 a retrospective permission was granted to regularise what is described as a summer house south of the main building [N/09/0270].

2.3 In 2007 the bus park, directly south, was sold off and developed with a 4-bedroom house and garden. The building which occupies the site retains its commercial character in terms of its scale and configuration. It is a large two storey building with a wide span and shallow pitched roof.

2.4 The application is for the redevelopment of the existing former garage building, currently used for three holiday flats, into three detached properties for the same purpose offering the same level of accommodation. Works will also include site remediation and coastal defence works.

3. Planning History

Reference Number: 16/03649/FUL

Description: Proposed Dormer Extensions & 2No. Juliet Balconies

Status: WDN

Reference Number: 17/03213/FUL

Description: Proposed dormer extension

Status: PER

Reference Number: N/88/B/0079/P

Description: Proposed replacement of existing garage to provide workshop, sales and service area, filling station and bus park

Status: PER

Reference Number: N/80/B/0010/P

Description: Proposed replacement of existing garage to provide filling station, Bus Depot & sales & repair area.

Status: PER

Reference Number: 20/01647/FUL

Description: Demolition of 3 no. apartments, associated car parking, and owner's chalet. Replacement with 4 no. dwelling houses (Class C3 use class order). (Revised description 16th July 2020).

Status: WDN

Reference Number: N/80/B/10

Description: Proposed replacement of existing garage to provide filling station, bus depot and sales and repair area

Status: PER

Reference Number: N/76/B/165

Description: Levelling of land, erection of Diesel Pump and erection of Maintenance Ramp

Status: PER

Reference Number: N/09/B/0324

Description: Installation of balcony & replacement of existing sheeted roof with slates (retrospective).

Status: PER

Reference Number: N/09/B/0270

Description: Erection of a single storey day room/summerhouse.

Status: PER

Reference Number: N/07/B/0669

Description: (retrospective) erection of sign.

Status: REF

Reference Number: N/06/B/0764

Description: Change of use from restaurant (a3) to 2 no holiday dwellings (c3).

Status: PER

Reference Number: N/01/B/0554

Description: Conversion/extension of former garage building, to provide restaurant/take away premises.

Status: PER

4. Consultee Responses

Royal Society for the Protection of Birds	No response received.
Northumberland Coast AONB (Areas of Outstanding Natural Beauty)	At present, to make the development safe new coastal defences need to be constructed as part of this development. New defences to make a development safe is against the guidance of the Planning Practice Guidance. Therefore, we object to this development in principle on coastal erosion grounds.
Beadnell Parish Council	The PC has submitted several comments with their objection: <ul style="list-style-type: none">• Query over the number of bed spaces• Houses should be principle residence• Foul sewerage• Coastal erosion

	<ul style="list-style-type: none"> • An HRA (Habitats Regulation Appraisal) is required as per Policy 3 of the NHP • Proposal is overdevelopment and the height should be to fit in with the surrounding units • Land contamination • Climate change concerns • Access, and • Parking <p>Further comments were submitted prior to the February committee meeting questioning the consultation process with HDM. Finally, further comments have been made in respect to the potential for visitors to use the village green / play space parking opposite.</p>
North Sunderland and Seahouses PC	No response received.
Building Conservation	<p>We are supportive of the demolition of the existing building and redevelopment of the application site to enhance the character and appearance of Beadnell Conservation Area.</p> <p>However, we consider the proposed 3no. dwellings to be overdevelopment of the site within a conservation area, and contrary to its adopted management policies. Furthermore, the height and uniformity of the dwellings do not respond to local character as required by the NPPF. As such, the proposed dwellings do not meet the statutory test to preserve or enhance the conservation area and therefore we recommend refusal at this stage.</p>
Lead Local Flood Authority (LLFA)	No objection subject to conditions and a £10,000 contribution towards coastal erosion defence works.
County Ecologist	<p>The site is within the Coastal Change Management Area and were development to be consented there may be a future need for seaward defences which would impact upon the distribution of habitats and species which are interest features or underpinning features of the designated sites.</p> <p>The boundary protection (dog fencing) and CEMP are acceptable, and I do note the restrictions to noisy works during the overwintering period.</p> <p>No objection subject to conditions.</p>
Natural England	No objection.
Public Protection	No objections subject to conditions.
Highways Development Management	No objections and no concerns regarding the parking arrangements.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	16
Number of Objections	26
Number of Support	10
Number of General Comments	0

Notices

Affecting Conservation, 1st December 2021

Northumberland Gazette 18th November 2021

Summary of Responses:

There have been 27 objections. These can be summarised as per below:

- Two of these units should be for permanent residence as per policy 14 of the Neighbourhood Plan,
- Concerns over parking, coastal erosion, and the access
- The design is not suitable in a gateway location to the village and conservation area
- Concerns over the chimneys and effects on climate change
- The site is outside the settlement boundary
- Adverse impact on the AONB
- The site is within the Coastal Change Management Area (CCMA) wherein the Shoreline Management Plan does not support new development in this area
- The site has land contamination
- The information on bed spaces is contradictory
- The street scene would be dominated by parking and bins
- The design is excessive in terms of mass and scale and should only cover the same footprint as the current building
- There is no biodiversity net gain
- Concerns over light pollution from the roof lights

There have also been ten submissions in support of the proposal

- The proposal is a significant improvement over the current building which is an eyesore and poor representation for the gateway to the village

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=R23LIFQSKG100>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2032

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 1 - Making the best use of existing buildings (Strategic Policy)
HOU 2 - Provision of new residential development (Strategic Policy)
HOU 10 - Second and holiday homes
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
QOP 5 - Sustainable design and construction
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 5 - Northumberland Coast Area of Outstanding Natural Beauty
ENV 7 - Historic environment and heritage assets
ENV 9 - Conservation Areas
WAT 3 - Flooding
WAT 5 - Coastal erosion and coastal change management
POL 1 - Unstable and contaminated land
INF 6 - Planning obligations

North Northumberland Coast Neighbourhood Plan 2017 – 2032 Made Version (10th July 2018)

Policy 1: Sustainable Development
Policy 2: Landscape and Seascapes
Policy 3: Habitats and Species
Policy 4: Coastal Management and the Coastal Strip
Policy 5: Design in New Development
Policy 9: Sustainable Development Outside the Settlement Boundaries
Policy 14: Principal Residence Housing

6.2 National Planning Policy

NDG - National Design Guide (2019)
NMDC - National Model Design Code (2021)
NPPF - National Planning Policy Framework (2021)
NPPG - National Planning Practice Guidance (2021, as updated)

6.3 Other Documents/Strategies

Beadnell Conservation Area Character Appraisal February 2020
Northumberland Coast AONB Management Plan 2020 - 2024

- Policy 3.1 The setting of the AONB and important views into it and from it are recognised and protected.
- Policy 3.2 The erosion of rural character through cumulative urbanising influences is halted and where possible, reversed.
- Policy 3.3 Development on the currently undeveloped coastal slope will be opposed. The use of private sea defences to make a development safe within its planned lifetime will not be supported and will be regarded as evidence of the fundamental unsuitability of that site to accommodate such development

- Policy 3.5 High quality of design and landscaping in new buildings, conversions, alterations and maintenance work will be sought through advocacy of the AONB Design Guide for the Built Environment.
- Policy 4.2 All development proposals will be assessed concerning their impact on the tranquillity of the AONB.
- Policy 4.4 All development proposals will be assessed concerning their impact on the dark skies of the AONB.
- Policy 5.2 Support and promote sustainable tourism initiatives that contribute towards the special qualities of the AONB.

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016 – 2032 and North Northumberland Coast Neighbourhood Plan 2017. The site is within the Northumberland Coast AONB and the Management Plan 2020 - 2024 is also relevant. National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development including Principal Residence
- Design / Appearance
- Impact on Conservation Area
- AONB
- Ecology
- Coastal Erosion
- Highways
- Broadband Connectivity
- Contaminated Land
- Other Matters

Principle of Development

7.2 The proposal is located on the edge of the settlement of Beadnell which is classed as a Small Village as per Appendix A of the Northumberland Local Plan. Policy STP 1 sets out the spatial strategy wherein subsection (d) states:

“In order to support the social and economic vitality of rural areas and recognising that development in one village can support services and facilities in other nearby villages, Small Villages listed in Appendix A will support a proportionate level of development subject to Green Belt policy considerations where relevant.”

7.3 In this instance there is no Green Belt policy consideration. Therefore, it must be considered whether the proposal provides for a proportionate level of development. The application seeks to replace an existing holiday let facility of three flats of 14-bed spaces with three houses offering an 18-bed space provision. It should be noted that the current offering could be increased to 18 without the need for planning permission. In this regard the principle of redevelopment is acceptable and consistent with STP 1.

7.4 Given the nature of the development is for a holiday let facility it falls to consider policy ECN 15 (Tourism and visitor development). Subsection ‘c’ seeks to promote

those developments that are small scale and form part of a recognised village or hamlet.

7.5 With the reference to association with the village and small-scale development we must turn to the Neighbourhood Plan which sets out the definition of small scale in the glossary as the total floor space to be built is less than 500m² or where the site area is less than 0.5ha. The site area is some 0.07ha and the proposed floor area is 465m². Therefore, the application can be considered small scale based on the above definition and that it does not seek to add a net gain of tourist units. The site is immediately adjacent to the settlement boundary on the end of a row of houses and can be considered to relate well to the existing village. The proposal is consistent with the provisions of policy ECN 15.

7.6 The Parish Council has objected to the proposal on several grounds including that the proposal should be for permanent dwellings. Given the current use of the building is for holiday lets it would not be reasonable of the planning authority to impose this requirement on the applicant. Given the scope of the application it is not necessary to assess it against the Neighbourhood Plan requirements for permanent residential dwellings, i.e., there is no change from the established use and there is no net gain to the number of properties.

7.7 The site can be considered Previously Developed Land (PDL) as per the definition within the NPPF. Paragraph 85 states that *“the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”* This wording is consistent across the Local and Neighbourhood Plans and the proposal meets with this requirement.

7.8 In this instance the current building is used for holiday lets and the applicant seeks to redevelop the site for the same level of offering and no intensification of use. The application is considered consistent with the Local Plan, Neighbourhood Plan and NPPF.

Design and Appearance

7.9 In June 2021 new provisions were added to the NPPF in relation to design. Paragraph 129 of the NPPF advises that the guidance contained the National Design Guide, and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have any NPPF-compliant Local Design Guides. Until such time as it does, we must use the National Design Guide and National Model Design Code to guide decisions on applications. In accordance with the new provisions in the NPPF, development that is not well designed should be refused, especially where it fails to reflect government guidance on design. Conversely, significant weight should be given to development which reflects government guidance on design; and/or outstanding or innovative designs which promote elevated 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

7.10 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.

7.11 Local Plan Policy QOP1 sets out several 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.

7.12 Local Plan Policy QOP 5 relates to sustainable design and construction. 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.

7.13 Although the AONB Partnership objected to the application it is worth noting that they support the proposal from a design perspective:

“The reduction of the scale of the development from plans previously submitted is welcomed and the overall design will improve the character and appearance of the site.”

7.14 This should be caveated that concern has been raised with respect to roof lights.

7.15 The current building offers a single large mass and retains the feel and appearance of a commercial building harking back to its former use as a garage. It is of poor appearance offering little to the setting of the residential gateway to the village or conservation area. The design solution seeks to create three separate blocks in a contemporary. The edge of the conservation area is of inadequate quality and indistinct from many other non-historic coastal settings. In this regard the design solution will be a significant uplift and present a modern gateway development to the village before progressing into the more historic elements of the conservation area.

7.16 The supporting documents which accompany the application do not provide any information with respect to sustainable design and construction. Regardless the proposal will offer a more energy efficient solution than the current building. It is therefore appropriate to attach a condition to the permission to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP1 and QOP5.

Impact on Conservation Area

7.17 The National Planning Policy Framework (NPPF) is a material planning consideration in the assessment of an application. Section 16 pertains to conserving and enhancing the historic environment. Paragraph 197 states that local planning authorities should consider several criteria the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraphs 199-202 introduce the concept that harm can be caused by

development that affects the setting and significance of heritage assets. The degrees of harm are defined as 'total loss', 'substantial harm', or 'less than substantial harm' and introduces the need to balance any harm against the benefits of the development.

7.18 The Built Heritage Officer raised concerns with respect to the design of the proposals including:

“we consider the proposed 3no. detached houses to be overdevelopment of the site which has since the post war period comprised only one building and an ancillary building of a small and subservient scale. The footprint of the proposed dwellings would increase the floor space considerably.”

7.19 In conclusion the proposal has been summarised as offering 'less than substantial harm' with respect to the special qualities of the Conservation Areas as a whole, as per the tests set out in chapter 16 of the NPPF.

7.20 The Conservation Area Character Appraisal (CACA) recommends that:

“New development should respond to the intrinsic character of Beadnell rather than importing external styles, for example, “New England” style.”

7.21 The proposed materials are textured pebble render and white clap board, with timber horizontal cladding, glazed apexes to the eastern elevations, frameless glass balconies and clay pan tiled roofs. There are references to the local architectural vernacular of traditional and 20th century housing in Beadnell and the distinctly contemporary design would contribute to the strong architectural pedigrees identified in the CACA.

7.22 Further comment adds:

“However, the proposed dwellings are almost identical which is a departure from the individuality of the speculative and bespoke holiday homes along Harbour Road. A scheme that reflected the eclecticism of this later development would better reflect local character.

We are supportive of the demolition of the existing building and redevelopment of the application site to enhance the character and appearance of Beadnell Conservation Area.”

7.23 In summary the Conservation Officer considers the proposal to be overdevelopment and has concerns over the uniformity of the buildings. To address the latter the applicant amended the design proposals to add some variety, but this concern remains.

7.24 The concerns of the Conservation Officer are noted but the planning balance must consider the harm of the proposal against the conservation area and the existing built environs. Equally, officers must also consider the improvement to the site over the existing former Links Garage building. Although it is acknowledged that the proposed uniformity and appearance of the dwellings does not reflect the wider character to any great degree the uplift in design of the site is significant and outweighs any potential harm.

7.25 With respect to the overdevelopment case the proposal does increase the overall floor space. However, this is reasonable in the context of the holiday lets and the uplift of the design quality. The potential harm to the conservation area is recognised and that this is a gateway site to the village. Policy ENV 9 considers this situation and references policy ENV 7 subsection four. This recognises that some instances the harm to a heritage asset may be acceptable in the public benefit. In this regard officers consider that the design solution is a substantial improvement over the existing former Links Garage building. Harm is considered a relative term and the development does not represent such a degree of harm, when considering the baseline, to consider that the existing situation is better than that proposed. Furthermore, the environmental improvement to the site is substantial.

7.26 In summary, officers recognise that the proposal will lead to less than substantial harm which is still harm. This is not disputed. However, policies ENV 9, ENV 7 and NPPF consider the situation where harm to a heritage asset can be considered acceptable where there is a public benefit. In this regard the current baseline situation is of such poor quality that the development will result in a substantial uplift in the gateway appearance to the village, improvement of the existing design and remediation of contaminants from the site. In this regard the proposal is consistent with policies QOP 1 and QOP 2.

AONB

7.27 Paragraph 176 of the NPPF advises that "*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status protection in relation to these issues...The scale and extent of development within all these designated areas should be limited*".

7.28 Policy 2 of the North Northumberland Coast Neighbourhood Plan relates to landscapes and seascapes and requires planning proposals to respect the landscape and seascapes of the area. Policy 2 states "*great weight will be given to the conservation of these local landscapes, the Heritage Coast, and the scenic beauty of the coast including views into and out of the Northumberland Coast AONB within the Plan area*".

7.29 Policy 5 of the North Northumberland Coast Neighbourhood Plan relates to design in new development and sets out design criteria for all new development to meet. This policy indicates that development within the Northumberland Coast AONB, will also be expected to incorporate the principles contained in the Northumberland Coast AONB Design Guide.

7.30 The AONB Partnership object to the application. Of this there are several concerns. Design has been covered above and coastal erosion is addressed below. However, concerns remain with respect to light pollution from the volume of glazing and the potential impact on the night-time character of the wider area. The AONB response asks that the applicant considers blinds and requests guests to use them. This has been relayed to the applicant, but internal light sources cannot be controlled by the planning authority.

7.31 Given there was no objection on design grounds and the LLFA has not objected on coastal erosion it is considered that the AONB concerns have been addressed.

Ecology

7.32 Near the site there are records of protected species, which are potentially a material consideration in a planning decision regarding the development of the site. There are several records of bats, including common and soprano pipistrelle, along Harbour Road. Birds commonly found nesting in residential properties such as house martin, swallow and house sparrow may also be present.

7.33 The impact on species is largely addressed by the report Ecological Appraisal and Bat Survey, On The Beach, Beadnell, (E3 Ecology, October 2021). An adequate level of ecological survey has taken place for protected species on the site given the risk assessed.

7.34 Recreational disturbance is not considered to be an issue in this case as the development represents no net increase in residential dwellings. However, there may be construction level impacts and in terms of noise, dust or pollution and occupation impacts from e.g., increased lighting on the site. A Construction Environmental Management Plan (CEMP) Construction Environmental Management Plan, On the Beach, Beadnell (E3 Ecology, June 2022) provides mitigation for those potential impacts.

7.35 Unimpeded access onto the foreshore, particularly by unsupervised off-lead dogs may also impact on feeding birds and as such secure fencing/gates are required. The unimpeded access of dogs and people onto the foreshore may also impact dune habitats through nutrient enrichment and trampling. I note the proposed Site Plan (DWG 1949_P_07 Rev C dated 16/06/2022) which shows dog-proof fencing along the boundary which will mitigate for this potential impact. This plan will be an approved document and there is no requirement for a separate condition, although it is requested that the fencing details be included in a landscaping plan.

7.36 The requirement for coastal defences has been considered by the County Ecologist. The change in coastal defences is not considered to be an increase in potential impacts on coastal sites above the current baseline. Officers can confirm that the LLFA and Ecology agree with the conclusion of the report that light touch coastal defences will not affect natural processes or ecology at this location.

7.37 It is noted that the Parish Council has requested a HRA be undertaken. This has been completed and signed off by Natural England. The proposal is consistent with the provisions of policies ENV 1 and ENV 2.

Coastal Erosion

7.38 It is recognised that the site lies within the coastal strip that would ordinarily not support development by virtue of coastal erosion and the need for defence works. Planning officers have relied upon the advice of the FCERM to conclude that the recommendation.

7.39 The FCERM team provides comment as both the LLFA and CPA. They have reviewed the application as the CPA. In summary, after discussions with the LPA and the use of the development they have no objection to the proposals. We ask that a £10,000 section 106 commuted sum is made to assist coastal protection works in the area. The applicant has agreed to the sum and there is no objection to the proposal on the grounds of coastal erosion and flood risk.

7.40 The shoreline management plan identifies the site to be within the 20-year SMP No Active Intervention coastal erosion line. Given the proximity to a coastal erosion line, the open coast and sea defences a coastal vulnerability assessment needs to be provided. A coastal vulnerability assessment from Royal Haskoning referenced PC2374-RHD-ZZ-XX-RP-Z-0001 has been submitted with the application. Reviewing this document FCERM are satisfied with its content. The conclusion of the coastal vulnerability assessment is:

“The principal aim of the National Planning Policy Framework and the Planning Policy Guidance on Flood Risk and Coastal Change is to reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.

In this context, the proposed development is not in an area identified as being vulnerable to erosion over the next 100 years (subject to the existing SMP policy being delivered) but the need for improved coastal defences will continue (although not exacerbate) existing impacts of physical changes to the coast by maintaining a fixed coastline position on an otherwise slowly eroding coastline.

However, it is envisaged that through use of suitable materials (e.g., locally won rock armour stone) and potentially by incorporating elements of environmental best practice (if proven to be effective at the site), a rock revetment coastal defence could be designed and delivered at On the Beach that protects the property through its lifetime whilst not compromising the character and landscape of the coast or adversely affecting the ecology or coastal processes. Such a structure can also relatively easily be removed at the end of the development’s life to restore natural conditions at the site.”

7.41 Paragraph 172 of NPPF states:

Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:

- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;*
- b) the character of the coast including designations is not compromised;*
- c) the development provides wider sustainability benefits; and*
- d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.*

7.42 This is further supported by Planning Practice Guidance - Flood Risk and Coastal Change.

7.43 In this regard the proposal is consistent with the provisions of policies WAT 3 and WAT 5 of the Local Plan and NPPF.

Highways Matters

7.44 The council’s Highways Development Management team were not consulted through the course of the application. The current parking and turning arrangements are such that there is no suitable turning facility within the site. The area is too small to allow suitable turning. Therefore, vehicles must reverse onto the informal section of

road that runs parallel to the site. This arrangement is not changing. The site currently offers the provision of four informal car parking spaces, whereas the new arrangement will cater for six thus improving the situation. It should be noted that vehicles already park on the road or in the car park opposite the site. This will alleviate pressure and create an improved situation.

Broadband Connectivity

7.45 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.

7.46 The current application does not state whether full-fibre broadband connections are proposed. It is 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.

Contaminated Land

7.47 The site is recognised as having the potential for contamination and ground gases. The council's Environmental Protection team has responded raising no concerns but a series of conditions to address these issues. It should be noted that this represents a further benefit of the proposal in that it will remediate potentially contaminated land.

7.48 Given the comments from the EP (Environmental Protection) team the proposal, with conditions, is consistent with the provisions of the NPPF and policies POL 1 and POL 2 of the Local Plan.

Equality Duty

7.49 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

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

Human Rights Act Implications

7.51 The Human Rights Act requires the County Council to consider 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.

7.52 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.

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

8. Conclusion

8.1 The proposal seeks to redevelop the former Links Garage building, currently used as three holiday flats offering a total of 18 beds, with three two storey houses with the same offering. The application offers the opportunity to improve the gateway to the village through a positive modern design over the existing building and remediating any contaminated land associated with the former garage use.

8.2 Section seven, above, sets out that objections from consultees have been addressed and that the planning balance comes down to the design of the proposal. Planning officers consider that the application presents a significant and positive uplift from the existing poor-quality building.

8.3 Considering the above the application is consistent with the provisions of the Local Plan, Neighbourhood Plan and NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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

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

02. The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced:

Approved Plans
Proposed Site Plan 1949_P_07 Revision D

Proposed Ground Floor Plan 1949_P_08 Revision D
Proposed First Floor Plan 1949_P_09 Revision D
Proposed Roof Plan 1949_P_10 Revision C
Proposed Elevations 1949_P_11 Revision C
Proposed Elevations 1949_P_13 Revision B
Proposed Elevations 1949_P_14 Revision B

Approved Supporting Documents

Coastal vulnerability assessment from Royal Haskoning referenced PC2374-RHD-ZZ-XX-RP-Z-0001

Construction Environmental Management Plan, On the Beach, Beadnell, E3 Ecology, 6185, June 2022

Ecological Appraisal and Bat Survey, On the Beach, Beadnell, E3 Ecology, 6185, June 2022

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

Broadband Connection

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

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

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

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

Climate Change

04. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp-proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding

residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

External Materials

05. Prior to commencement of development samples of the materials to be used in the construction of the external surfaces of the holiday homes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework and Policies QOP 1 and QOP 2 of the Local Plan.

External Lighting

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

Reason: In the interests of amenity and highway safety, in accordance with the National Planning Policy Framework and Policy ENV 4 and ENV 5 of the Local Plan.

Surface Water

07. Prior to the construction, a scheme for the disposal of surface water from the development which shall use sustainable drainage techniques wherever possible shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

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

Ecology

08. No development including site preparation, demolition and construction will take place unless in accordance with the recommendations of the report Ecological Appraisal and Bat Survey, On the Beach, Beadnell, (E3 Ecology, June 2022) including mitigation and enhancement measures and precautionary working methods.

Reason: to maintain the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan.

09. All development including site preparation, demolition and construction will take place in strict accordance with the details of the report Construction Environmental Management Plan, On The Beach, Beadnell (E3 Ecology, June 2022) including strict adherence to timing restrictions for noisy works during the period October-March inclusive, visual screening of the site from the beach and the avoidance of high intensity security lighting.

Reason: to maintain the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan.

10. Prior to the commencement of development, a plan for the landscape planting of the site shall be submitted for the written approval of the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species. Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the

commencement of development. The plan shall include details of dog-proof fencing and access gates to the beach from the properties, and prior to first occupation or use of the building a verification report and/or photographic evidence will be submitted to and approved by the LPA demonstrating that the fencing has been installed.

Reason: to maintain the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan.

11. Prior to construction above damp-proof course level, a scheme for the provision of an integrated bird box or bat box/roosting features at a ratio of at least one per dwelling shall be submitted to and agreed in writing by the local planning authority. The scheme shall detail the location, height, orientation, numbers and specification of the provision. The scheme will be fully implemented as approved. Prior to first occupation or use of the building a verification report and/or photographic evidence will be submitted to and approved by the LPA demonstrating that this work has been done.

Reason: To conserve and enhance local biodiversity in line with the NPPF.

Contaminated Land Assessment

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

a) A Phase 1 preliminary risk assessment carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The Phase 1 preliminary risk assessment shall include a desk study, site walkover and establish a 'conceptual site model' identifying all plausible pollutant linkages. Furthermore, the assessment shall set objectives for Phase 2 intrusive site investigation works/ quantitative risk assessment (or state if none required). The Phase 1 preliminary risk assessment shall be submitted to the Local Planning Authority without delay upon completion.

b) A Phase 2 intrusive site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. The site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

c) A written remediation strategy detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

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

Contaminated Land Verification Report

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

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

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

Contamination not Previously Discovered - Watching Brief

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

No building shall be occupied until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

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

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

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

Ground Gas Protection

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

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

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

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

Verification of Ground Gas Protection

16. No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 15. The verification report shall be approved in writing by the LPA.

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

Construction Noise

17. No external site machinery or plant shall be operated, no works of demolition or construction carried out and no deliveries received or dispatched from the site, except between the hours of:

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

No development shall take place on Sundays, Public or Bank Holidays unless agreed in writing with the Local Planning Authority.

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

Dust from Construction

18. No development shall commence, including any works of demolition, until a dust management plan has been submitted and approved in writing by the Local Planning Authority.

The agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and track out, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall be carried out in accordance with the agreed plan and shall not be altered without the prior written approval of the local planning authority.

Reason: To ensure a commensurate level of protection against dust.

19. The accommodation subject to this permission shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up to date register of all lettings that should be made available for inspection by an authorised officer of the Council at all reasonable times unless otherwise agreed in writing by the Local Planning Authority.

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

Details - Boundary treatment

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

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

Materials – Details/samples of materials

21. Prior to commencement of development samples of the materials to be used in the construction of the external surfaces of the driveways have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan

Implementation of car parking area

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

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

Details of means of vehicular access to be constructed and reinstatement of highway at redundant access point (amended)

23. The development shall not be occupied until details of the vehicular access (including materials, drainage, and visibility splays) to NCC Type A construction specification along the development frontage with no loose or unbound materials permitted within 6.0m of the edge of the carriageway, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details and the highway including roads, kerbs and footways at the redundant access reinstated.

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

Details of cycle parking to be submitted

24. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

Surface water drainage (Private Land)

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

Reason: In order to prevent surface water run-off in the interests of highway

safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

Details of Electric Vehicle Charging to be submitted

25. Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

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

Demolition/ Construction Method Statement (including Plan)

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

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

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

Refuse - No external refuse outside of the premises

28. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

Informative

LLFA

Any areas within the front garden of the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable driveway:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt or concrete.

If gravel drives are proposed, please speak to Northumberland County Council Highways team over their suitability.

Further information can be found here -
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

In addition, the development should explore looking at and installing rainwater harvesting units and water butts.

Public Protection

1. The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

2. The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

Date of Report:

Authorised by:

Date:

Background Papers: Planning application file(s) 21/04346/FUL

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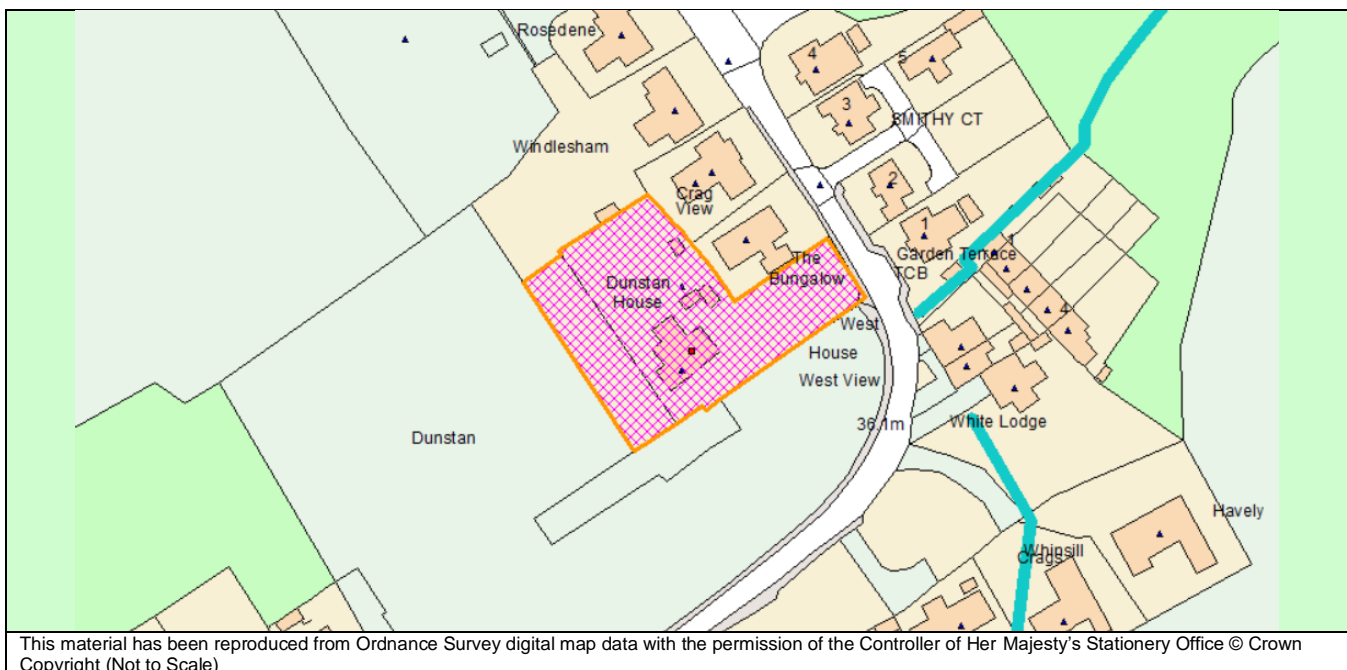


Northumberland
County Council

North Northumberland Local Area Council Planning Committee
20th April 2023

Application No:	21/02775/FUL		
Proposal:	Erection of 2no holiday lets (Sui Generis) and associated landscaping (as amended).		
Site Address	Dunstan House , C74 Dunstan Village Main Road, Dunstan, NE66 3SY		
Applicant:	Janet Stansfield Dunstan House, Dunstan Village, Alnwick, Northumberland NE66 3SY	Agent:	Mr Stuart Palmer 12 Clayton Street, Newcastle Upon Tyne, NE1 5PU
Ward	Longhoughton	Parish	Craster
Valid Date:	26 July 2021	Expiry Date:	29 July 2022
Case Officer Details:	Name: Mr Jon Sharp Job Title: Senior Planning Officer Tel No: 07966331971 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to a S106 Unilateral Undertaking to secure a financial contribution to the Council’s Coastal Mitigation Service.



1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council Planning Committee due to concerns raised regarding the impact of the proposals upon designated heritage assets and neighbouring amenity.

1.2 The application has been reviewed by the Committee Chairs and the Director of Planning who requested a committee decision for the reason that it does raise issues of strategic, wider community or significant County Council Interest.

1.3 The ward Councillor (Cllr Pattison) has requested that a committee site visit be carried out in advance of the committee meeting.

2. Description of the Proposals

2.1 The application seeks planning permission for the construction of 2no holiday lets (proposed to be let as serviced accommodation) and associated landscaping (as amended) on land at Dunstan House, Dunstan, as set out in the submitted plans and application documents. The properties were originally proposed to be clad in standing seam metal, however, following discussions with the applicant the facing materials have been amended to ensure they are more in keeping with the surrounding properties and as such it is now proposed to clad the buildings in a mix of timber and render.

2.2 The application site comprises domestic garden land to the north of Dunstan House, a large detached dwelling in generous grounds to the north and west of the main road through the village of Dunstan. The site is bound to the north and east by other residential dwellings, to the south by Dunstan House with an area of pasture and the road beyond and to the west by open countryside.

2.3 Constraints include,

- AONB Coast
- Coastal Mitigation
- Heritage Coast
- SSSI IRZ

3. Planning History

Reference Number: A/75/A/341

Description: Alterations and extension to dwellinghouse

Status: PER

Reference Number: A/83/A/62

Description: Extension

Status: PER

Reference Number: A/86/A/059

Description: Residential development.

Status: REF

Reference Number: 20/00243/OUT

Description: Outline application (Some Matters Reserved) for erection of three dwelling houses with private gardens and parking. Shared access is to be provided via an existing access and driveway which is to be moved northward to improve visual lines

Status: WDN

Reference Number: A/2008/0314

Description: Extension to rear of dwelling to create bedroom/living room with conservatory

Status: PER

Reference Number: A/2002/0032

Description: Extension

Status: PER

Reference Number: A/2008/0314

Description: Extension to rear of dwelling to create bedroom/living room with conservatory

Status: PER

4. Consultee Responses

Archaeology	No response
Built Heritage and Design	<p>Built Heritage and Design have considered the submitted proposal with regards to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and NPPF policies on non-designated heritage asset and design.</p> <p>We consider the proposals meet the statutory requirement to preserve the setting of the identified Grade II* and Grade II listed buildings. However, we do not support the proposed development on this site as this fails to be sympathetic to local character and appearance as required by paragraph 130 of the NPPF.</p>
Built Heritage and Design (2)	<p>The amended plans show a more varied material palette, with timber clad elevations, some white render and a single ply membrane roof finish. While the choice of timber and render is more sympathetic to local character, the amendments do not go far enough to address our concerns. The use of local stone, natural slate or pantiles and restrained use of cladding would be more appropriate.</p> <p>Concerns also remain regarding intensive back land development in an historic village. Overall, the buildings would not make a positive contribution to local character and would not integrate with the surrounding built environment and therefore does not accord with the strategic design policies in Policy QOP 1.</p>
County Ecologist	No objection subject to conditions and contribution to Coastal Mitigation Service
Craster Parish Council	Craster Parish Council wishes to object to this application. As a result of its size and use of standing seam metal cladding, it would have a serious negative impact on the character of the area, particularly by increasing urbanisation. In finding harm to the distinctive landscape of the area, the Parish Council further

	<p>submits that there would be some degree of harm to the special qualities of the AONB. The site is within the setting of the nearby Listed buildings. Further there would be an adverse impact on highway safety and residential amenity. The use of the proposed development for serviced holiday accommodation would be contrary to the new Neighbourhood Plan and emerging Local Plan.</p>
Craster Parish Council (2)	<p>Further to our submissions dated 6th August 2021 and 3rd November 2021 in relation to this application, the Parish Council has now had the opportunity to consider the further revised plans for this scheme and has agreed to maintain its objection.</p>
Craster Parish Council (3)	<p>Further to our previous submissions on this application, the Parish Council has now had the opportunity to consider the further revised plans for this scheme and has agreed to maintain its objection.</p> <p>The purpose of this further submission by the Parish Council is twofold. Firstly, to update our previous responses in line with the policies of the now adopted Northumberland Local Plan and secondly to urge the Council to now move to refuse this application without delay.</p>
Highways	<p>Further information required in respect of access, parking, cycle storage, refuse storage and demo/construction method statements</p>
Highways (2)	<p>Further to HDM's response dated 7th September, the applicant was asked to provide further information. The applicant has confirmed that the existing dwelling has 5 bedrooms, therefore, the plans submitted giving details of car parking are acceptable. The applicant has provided a revised block plan of the proposed access however, the plans do not show widening of the access to accommodate 2 vehicles at the access point and do not show 2 vehicles passing at the site access. A revised block plan showing this is required. Further information is also required in respect of visibility splays and swept path analysis for a large HGV.</p>
Highways (3)	<p>Further to HDM's response dated 18th October 2021 the applicant has provided further information. However the following remains outstanding:</p> <ul style="list-style-type: none"> ○ A plan showing correctly drawn and dimensioned visibility splays of 2.4x 43 metres, included within the red line application boundary. ○ Dimensioned parking (5 x 2.5m - wider where adjacent obstruction) and manoeuvring areas (6m long), avoiding use of annotated smaller cars on plan (which gives false impression of more space than there is to manoeuvre). ○ Provision of a drop kerb on the adjacent and opposite side of the road, adjacent to the site access, to enable safe crossing of

	<p>the highway for pedestrians, ensuring the necessary inter-visibility between pedestrians and approaching vehicles on the carriageway is available where crossing.</p> <ul style="list-style-type: none"> ○ A revised block plan showing swept path analysis of a large HGV vehicle servicing the site for deliveries. ○ Revised details of refuse collection area adjacent to site access (not on highway land). ○ A Demolition (where applicable) and Construction Method Statement, if a pre-commencement condition is not acceptable (otherwise will be conditioned). <p>A block plan drawn to the correct scale shown on the plan is required to progress this application further.</p>
Highways (4)	<p>The following information will be required to inform a response within a statutory reconsultation period:</p> <ul style="list-style-type: none"> ○ A revised block plan showing the swept path analysis of a large family car and HGV drawn to scale with the scale annotated on the drawing. ○ A revised site block plan with the correct scale and of the access demonstrating a visibility splay of 2.4 x 28 metres Northbound and 26 metres Southbound can be achieved. ○ Construction Method Statement, if pre-commencement condition not acceptable.
Highways (5)	<p>Following HDM's previous comment on the above application, HDM have been reconsulted, with the applicant providing further information with swept path, highways details etc. The applicant has submitted a revised plan to show the swept path, visibility splays etc.</p> <p>On measuring the plan 2097_SP_HGV_11 R1, it is noted that given dimensions on the plan does reflect the numbers that have been annotated on the plan with the given scale ratio of 1:150. Although the plan shows that vehicle tracking has been done for an 11.6 m long refuse vehicles, when measuring the plan, the vehicle does not measure 11.6m, similarly for the given visibility splays, parking spaces etc, they do not measure to the required scale.</p> <p>Therefore, HDM will require a revised plan showing the correct scale to reflect the measurements as required as such that the previous outstanding matters are still valid, and these are required to be satisfactorily addressed before we can progress further.</p>
Highways (6)	<p>The applicant has submitted revised plans to show the visibility splays, swept paths etc. However, on measuring the plans (2097_SP-SP_04 Rev R3, 2097_SP-VSP_02 Rev 02) at the given scale 1:200, the submitted drawing does not indicate the measurements as annotated on the plans.</p> <p>Therefore, HDM will require a revised plan showing the correct scale to reflect the measurements as required, with no conflict or overhang on areas where vehicles may enter into conflict, as such that the previous outstanding matters are still valid, and</p>

	these are required to be satisfactorily addressed before we can progress further.
Highways (7)	Following HDM's previous comment on the application, the applicant has provided a revised swept path, however the splays are shown incorrectly. HDM have concerns if the required splays are actually deliverable. A revised plan will be required clearly showing the required visibility splays, the applicant is reminded that any visibility splays crossing the third-party land is not acceptable.
Highways (8)	Following HDM's previous comment on the above application the applicant has submitted revised visibility splays showing the northbound splay to be 28m and the southbound splay to be 26m. It is HDM's view that additional traffic generated from the proposal utilising the existing altered access will not warrant any road safety issues at this location that would warrant an objection. Therefore, HDM have no objection to the proposal subject to conditions and informatives.
Northumberland Coast AONB	The AONB Partnership requests additional information in the form of visual impact assessment for the proposed houses in order to allow assessment of whether the two storey houses proposed will detract from the landscape setting of Dunstan.
Northumberland Coast AONB (2)	Whilst the proposed houses won't be readily visible from key view points, the AONB Partnership remains concerned over the use proposed for the new houses as new build holiday lets are not supported by the Craster Neighbourhood Plan or emerging NLP. The AONB Partnership is not supportive of the use of new market dwellings for holiday accommodation in this location.
Northumberland Coast AONB (3)	No further comment.
Natural England	No objection subject to appropriate mitigation
Public Protection	The Environmental Protection Team have no objection to this application and would recommend the attached conditions are imposed in order to protect public health and prevent loss of amenity.
NCC Archaeology	Condition required to secure a written scheme of investigation and watching brief as the site is of archaeological interest.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	11
Number of Objections	25
Number of Support	5
Number of General Comments	1

Notices

Site Notice - Affecting Listed Building, 9th February 2023

Summary of Responses:

Representations have been received from 31no contributors including 25no objections and 5no in support. The issues raised by the objectors are summarised as follows;

- Overlooking and loss of privacy
- Use of proposed properties as holiday rentals and not primary occupancy
- Restrictive covenant prohibiting future development of site
- Highway safety
- Design
- Impact on character of settlement
- Potential damage to tree roots
- Lack of housing need
- Lack of public benefit
- Impact on ecology
- Impact on AONB and Dark Skies

Supporting comments are summarised as follows;

- Proposed improvements to biodiversity of the site,
- Proposed properties will be largely shielded from views into the site,
- High quality construction with eco-friendly materials
- Benefit to local economy

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=QVYU9ZQSHRF00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

STP 1 - Spatial strategy (Strategic Policy)

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

STP 3 - Principles of sustainable development (Strategic Policy)

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

STP 5 - Health and wellbeing (Strategic Policy)

ECN 15 - Tourism and visitor development

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 3 - Public realm design principles

QOP 4 - Landscaping and trees

QOP 5 - Sustainable design and construction

QOP 6 - Delivering well-designed places

TRA 1 - Promoting sustainable connections (Strategic Policy)

TRA 2 - The effects of development on the transport network

TRA 4 - Parking provision in new development

ICT 2 - New developments

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

ENV 2 - Biodiversity and geodiversity

ENV 5 - Northumberland Coast Area of Outstanding Natural Beauty

ENV 7 - Historic environment and heritage assets

WAT 2 - Water supply and sewerage

WAT 3 - Flooding

WAT 4 - Sustainable Drainage Systems

POL 1 - Unstable and contaminated land

POL 2 - Pollution and air, soil and water quality

INF 6 - Planning obligations

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

6.3 Neighbourhood Planning Policy

Craster Neighbourhood Plan (2021)

Policy 1 - Principal residence housing

6.4 Other Documents/Strategies

PPF - Planning Policy Framework (2021)

NDG - National Design Guide (2019)

NMDC - National Model Design Code (2021)

Planning (Listed Building and Conservation Areas) Act 1990

Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017)

Northumberland Coast AONB Management Plan (2020-2024)

Northumberland Coast AONB Design Guide for the Built Environment

7. Appraisal

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

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

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

Principle of Development,
Design,
Amenity,
Highways,
Heritage,
Ecology,
Coastal Mitigation,
AONB,
Climate Change,
Broadband Connections, and
Other Matters.

Principle

7.4 Policy STP 1 of the NLP seeks to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth and which conserves and enhances the County's unique environmental assets. The policy sets out a settlement hierarchy which identifies Dunstan as a "Small Village" which will support a proportionate level of development.

7.5 Policy ECN 15 states that in rural locations outside the settlement boundaries and/or built-up areas of main towns, service centres or service villages, the development of new build, permanent buildings for holiday accommodation of any sort should be small scale and form part of a recognised village or hamlet.

7.6 Paragraph 83 of the NPPF supports the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

7.7 Policy 1 of the Craster Neighbourhood Plan states that new housing, excluding replacement dwellings, will only be supported where occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a principal residence. New second homes will not be supported. This is noted however the proposal is not for new market housing and a condition is recommended below to ensure that further planning permission would be required to change the use of the properties from Sui Generis to residential.

7.8 The design of the proposed buildings is considered further below, however the proposal to erect 2no houses for short term serviced holiday accommodation within a recognised settlement and close to the main holiday route along the coast is acceptable in this context.

Design

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

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

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

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

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

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

7.14 The proposed properties would have a barn like appearance and have been designed to appear subservient to the existing property. Whilst it was originally proposed to clad the buildings in standing seam zinc, concerns raised with the applicant have resulted in a change to more traditional materials and it is now proposed to clad the buildings in a mix of timber and render. The application documents state that the design has been heavily influenced by the Northumberland Coast AONB Design Guide. The simple plan form of the buildings is intended to reflect the typical terraced houses of rural Northumberland, or the agricultural barns that can be found throughout the county. The properties would be set perpendicular to each other in an attempt to avoid a typical suburban layout, with a communal garden and parking to the front aspect of each. The properties are designed using Passivhaus design principles with each having a bespoke contemporary design.

7.15 Concerns raised regarding the contemporary nature of the design within the setting of a traditional rural village are noted, however, whilst the immediate character and appearance around the site is of smaller dwellings and outbuildings within the village are generally of sandstone or whinstone construction with slate or pantiled roofs, there are examples of contemporary approaches to development within the area.

7.16 Highways matters are discussed below, however, it is noted that the works required to make the proposals acceptable from a highways perspective would have an impact upon the character of the immediate street scene. The need to widen the existing access and remove elements of the front boundary treatment to facilitate visibility splays would alter the visual aesthetic of this part of the village by introducing more suburban character to it. Overall, however the proposals would be marked out as a modern addition which would be visually attractive and incorporate high quality materials and detailing in accordance with Policy QOP 1 of the NLP.

Amenity

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

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

7.19 Due to the site location and proposed layout of the development, there would not be any substantive impacts on residential amenity resulting from the proposals in terms of loss of light, outlook, overbearing, privacy or noise. Separation distances of approximately 17 metres (side elevation of Unit 1 to rear of Crag View) and approximately 20 metres at an oblique angle (rear of Unit 1 to rear of Windlesham) and up to 30 metres (front of Unit 2 to rear of The Bungalow) are considered to be acceptable and sufficient amenity space is provided within the development for the

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

Highways

7.20 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.

7.21 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.

7.22 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.

7.23 The Local Highway Authority responded to initial consultation requesting additional information. Following several rounds of reconsultation the HDM officer has accepted that there would be no significant impact upon the highway and as such no objections are raised subject to conditions and informatives. Therefore, the proposals are acceptable in highway policy terms. However, whilst the scheme may be acceptable in highways terms, it is noted that the works required to achieve this, including changes to the existing access and removal of the whinstone garden wall in order to achieve the necessary visibility splays, would have an impact upon the character of the street scene, introducing a noticeably more suburban element as noted above.

Heritage Matters

7.24 The application site is within the grounds of a detached mid 20th century dwelling, Dunstan House, within the village of Dunstan. The village is recognised as a 'shrunken village' which once comprised rows of houses around a village green. Although the medieval houses have since disappeared the former village green is still in evidence to the south of the application site. The modern village grew up to the west of this before expanding to the north towards Dunstan Hall and Proctor's Stead.

Built Heritage

7.25 Heritage assets in the immediate area include,

- Dunstan Hall (II*)
- Attached garden wall to east of Dunstan Hall (II)
- Outbuildings by wall to north east of Dunstan Hall (II)
- Outbuilding to north of Dunstan Hall (II)

7.26 The legislative framework has regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to pay special attention to the desirability of preserving the listed buildings, their settings and features of special architectural or historic interest.

7.27 Policy ENV 1 of the NLP pertains to the natural, historic and built environment and introduces the concept that great weight should be given to the conservation of designated heritage assets and that harm can be caused by development that affects the setting and significance of heritage assets.

7.28 Paragraph 197 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.29 This is echoed by Policy ENV 7 of the NLP which states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings and ensure that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance.

7.30 The NPPF (para 199) sets out the degrees of harm that can be caused by development affecting the setting and significance of heritage assets. These are 'total loss', 'substantial harm', or 'less than substantial harm' and the need to balance any harm against the benefits of the development is stated.

7.31 The Council's Built Heritage and Design Officer has provided comments noting that a key heritage consideration is whether the proposals will preserve the setting of the identified designated heritage assets as required by statute. Dunstan Hall and the associated grade II listed buildings are set within a wooded enclosure. While the screening impact of the trees will reduce during the winter months, views from the Hall's main elevation to the development site would be at an angle such that the key line of sight from the building would be largely unaffected. Therefore, the setting of the important listed building, as well as key views into and from the Hall would be preserved.

7.32 Although the setting of the listed buildings would be preserved, the officer considers that the proposal would not be sympathetic to local character and appearance and would therefore be contrary to Paragraph 130 of the NPPF and Policy QOP 1 of the NLP. As noted above however, it is officer opinion that the contemporary nature of the design within the setting of a traditional rural village would mark the proposals out as a modern addition, which would be visually attractive and incorporate high quality materials and detailing in accordance with Policy QOP 1 of the NLP.

Archaeology

7.33 As noted above the application site is located within close proximity to the former medieval village and therefore the proposals retain potential to impact upon buried archaeological remains. The County Archaeologist has responded to consultation recommending a condition to secure a written scheme of investigation and watching brief to ensure that any archaeological remains are appropriately recorded.

Ecology

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

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

7.34 The County Ecologist has responded to consultation raising no objections, subject to conditions securing mitigation and ecological enhancement measure. On this basis the proposals are acceptable in accordance with Policy ENV 2 or the NPPF in this respect.

Coastal Mitigation

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

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

7.37 The contribution per unit in this location would be £615. However, this is reduced for holiday lets to reflect their average occupancy rate which is currently 56.2%, and so the contribution in this case will be £345 per unit. This can be secured by way of Unilateral Undertaking or by S106 agreement in cases where other planning obligations are also required.

AONB

7.38 The application site lies within the Northumberland Coast AONB and due consideration must be given to the impacts of the proposed development upon this designated area.

7.39 Policy ENV 5 of the emerging NLP seeks to ensure that the special qualities of the AONB will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific design guidance.

7.40 Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

7.41 The AONB Partnership responded to consultation raising concerns about the visual impact of the proposals. Following a site meeting the officer considers that with the current level of vegetation screening, this visual impact is not of a magnitude that the AONB Partnership would raise concerns on grounds of visual impact of the special quality of landscape. Whilst no concerns are raised about the visual impact of the proposals as perceived in the wider landscape, concerns are raised that the impact of the works required to the access layout (as noted above) will be detrimental to the settlement of Dunstan.

Climate Change

7.42 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.

7.43 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

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

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

Broadband connections

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

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

7.48 The current application does not state whether full-fibre broadband connections are proposed, however given the lodges are in situ it would be onerous to impose a condition requesting details of this at this stage.

Other Matters

7.49 The concerns of the Parish Council and neighbours regarding design, amenity, sustainability, access, highway safety and impact upon landscape and heritage assets are noted and have been addressed in the preceding paragraphs.

7.50 Concerns raised regarding the alignment of the proposals with the Local and Neighbourhood Plans are addressed as follows.

- Conflict with Policy STP1(1d) - Whilst it may be true to state that holiday accommodation does not (directly) support essential services required by permanent residents such as health and education, the policy does not specify that it must. Tourism is a fundamental part of the overall economy in Northumberland, particularly so on the coast and whilst recognising there is a balance to be struck, the proposal for 2no units of serviced accommodation in this location would help to support the social and economic vitality of rural areas by feeding into the tourist/leisure sector in the wider area.
- Conflict with Policy STP1(1eiii) - As noted above the proposal would represent a modern intervention into the village but this is not considered to be detrimental to the wider character or appearance of the village.
- Conflict with Policy HOU10 and Craster NP Policy 1 - Policies HOU 10 and CNP1 seek to restrict first and future occupation of new market dwellings to ensure that they are occupied only as a 'principal residence'. The proposal at hand is not for new market dwellings, it is specifically for new serviced holiday accommodation. It is proposed that conditions be attached to ensure that they are only used for this purpose and should proposals be brought forward in future for them to change to residential dwellings further planning permission would be required, at which point (depending on the policy context at the time) conditions or legal agreements could be sought to secure primary occupancy as required.
- Policy ECN15 - Dunstan village is made of a variety of house types and sizes and comprises approximately 55 properties. Whilst the proposals may be taller than the adjacent bungalows, footplates of approximately 90sqm and

100sqm do not make them particularly large and an additional 2no properties in a village of 55 is considered to be proportionate.

- Policy TRA 2 - As noted above the proposals have been assessed for their impact upon highway safety and accessibility by the Local Highway Authority and following amendments to the proposals no objections are raised subject to conditions.
- Policy ENV5 - Impact on AONB. The AONB Partnership responded to consultation, as noted above. They were satisfied that the proposals would not have a negative impact upon the special qualities of the landscape for which the AONB is designated.
- Policy ENV 7 - Impact on heritage assets. The Council's Built Heritage & Design Officer has raised no objections, stating (as above) that the setting of the important listed building, as well as key views into and from the Hall would be preserved.

7.51 The presence of a covenant on the land is noted, however, this is not a material planning consideration.

Equality Duty

7.52 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

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

Human Rights Act Implications

7.54 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.

7.55 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.

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

8. Conclusion

8.1 The application has been considered against local development plan policies and the relevant sections of the NPPF. The proposal includes the efficient use of land in order to provide high quality rental accommodation for the tourist industry. Tourism in Northumberland has developed into a year round activity and the proposals would tap into this growing market by establishing new serviced holiday accommodation of a type which is not commonly available in the area.

8.2 The concerns raised in respect of design, amenity and highway safety are noted and have been addressed as appropriate through the assessment of the application.

8.3 The proposal has addressed the main considerations, accords with relevant planning policies and legislation and is considered to be acceptable on balance.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following conditions and a S106 Unilateral Undertaking securing:

A financial contribution of £690 towards the Council's Coastal Mitigation Service.

Conditions/Reason

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

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

02. Approved Plans

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

1. Drawing No 2097_SL_1 - Location Plan
2. Drawing No 2097_SP_01R7 - Proposed Site Plan
3. Drawing No 2097_ELE_H1_01 Rev 2 - Proposed House 1 Elevations
4. Drawing No 2097_GA_H1_01 Rev 2 - Proposed House 1 Floor Plans
5. Drawing No 2097_GA_H1_02 - Proposed House 1 Roof Plan
6. Drawing No 2097_ELE_H2_01 Rev 2 - Proposed House 2 Elevations

7. Drawing No 2097_GA_H2_01 Rev 2 - Proposed House 2 Floor Plans
8. Drawing No 2097_GA_H2_02 - Proposed House 2 Roof Plan

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

03. Landscape and Ecological Management Plan (LEMP)

Prior to the commencement of development a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.

a) Description and evaluation of features to be managed.

Landscape planting is to be designed to enhance structural diversity and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain food resources for wildlife in general.

- Planting of native, species-rich mixtures of scrub and trees. Hedgerows and trees will be retained where possible. Any hedge or tree removal will be compensated for through planting of new hedgerows and trees with a 2:1 replacement ratio. Only native species will be planted.
- The construction of new ponds of optimal value for wildlife including appropriate marginal planting
- Gaps in the existing retained hedgerows will be planted with native species which do not already occur in the hedgerow to increase species-richness.
- Landscape planting to include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain the food resource for bats and wildlife generally
- Landscape planting will include areas of dense shrubs to provide cover for hedgehogs and berry bearing species to provide a foraging resource.
- Creation of hedgehog hibernacula or habitat piles.
- Provision of 6 integrated bat roosting features in the new buildings on site (commercial integrated bat boxes suitable for the site design)
- Installation of six bird nest boxes - two each of; hole, open fronted and sparrow terrace box types. Specific box locations are to be chosen with the aid of the project ecologist and agreed with the council prior to installation.

b) Ecological trends and constraints on site that might influence management.

c) Aims and objectives of management.

d) Appropriate management options for achieving aims and objectives.

e) Prescriptions for management actions.

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organization responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan shall be implemented in accordance with the approved details.

Reason: To conserve and enhance the natural environment in accordance with Policy ENV 2 of the NLP and the NPPF.

04. Ecological Mitigation

The following mitigation shall be undertaken during construction and ongoing use of the development hereby permitted.

- Works will be undertaken in accordance with BS5837-2012 'Trees in relation to construction' and retained hedgerows and trees will be protected, including protection of roots.
- Works in the vicinities of invasive species (including variegated yellow archangel and Rhododendron) will be carried out to an invasive method statement.
- Light levels around newly installed roost locations and foraging/commuting areas will be low level, below 2m in height, and low lux (below 1 lux 5m from the light source). Warm-light LEDs with very low UV will be used, with cowls designed to accurately target which areas are lit.
- A pre-commencement check for nesting birds will be undertaken by a suitably experienced ornithologist if vegetation clearance is undertaken between March and August inclusive.
- Works will be undertaken to a precautionary hedgehog method statement including a hand search of suitable refugia prior to removal
- Close boarded fences will be avoided, or gaps 13cm x 13cm will be provided in fences between gardens and landscaped areas to allow hedgehogs to forage and commute across the site.
- Any excavations left open overnight will have a means of escape for wildlife that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

Reason: to prevent harm or disturbance to trees, protected species and wildlife in accordance with Policy ENV 2 of the NLP and the NPPF.

05. Construction Method Statement - PRE-COMMENCEMENT

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

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

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

06. Boundary treatment - Details to be submitted

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

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

07. Means of vehicular access to be constructed

The development shall not be occupied until details of the works required within the existing access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

08. Surface water drainage

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

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

09. Details of Electric Vehicle Charging to be submitted

Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

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

10. Implementation of car parking area

The development shall not be occupied until the car parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays/ has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

11. Implementation of cycle parking

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

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

12. Sustainable Construction

Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

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

13. Broadband Connections

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

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

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

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

14. Site/Finished Floor Levels

Notwithstanding the approved plans the new build elements of the development shall not commence until details of existing and proposed site and finished floor levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy QOP 2 of the Northumberland Local Plan and the NPPF.

15. Holiday Restriction

The accommodation subject to this permission shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The operators of the site shall maintain an up to date register of all lettings that should be made available for inspection by an authorised officer of the Council at all reasonable times unless otherwise agreed in writing by the Local Planning Authority.

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

16. Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any subsequent Order amending, revoking or re-enacting that Order), no extensions, porches, dormer windows, roof lights or free standing buildings or structures shall be added to or constructed within the curtilage of the dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on the appearance of the dwelling house and on neighbouring properties of any additions or curtilage buildings may be properly assessed in the interests of amenity in accordance with Policy QOP 2 of the Northumberland Local Plan and the NPPF.

17. Archaeological Watching Brief

A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and

Site Specific Requirements document (dated 29/03/23). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest.

Informatives

1. Statutory Nuisance

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

2. Statutory Nuisance

The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.

3. Construction - Hours of Delivery

During the periods of [advanced] / [enabling] / [main construction] works, there shall be no deliveries to the site or collections from the site by road unless agreed in writing with the Local Planning Authority outside the hours of:

Monday to Friday - 0800 to 1800
Saturday 0800 to 1300

There shall be no deliveries or collections on a Sunday or Bank Holiday.

4. Noisy Working Hours

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

Monday to Friday - 0800 to 1800

5. Alterations to vehicle crossing point (widening driveway) (S184)

Please note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: northernareahighways@northumberland.gov.uk

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

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

7. Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Background Papers: Planning application file(s) 21/02775/FUL

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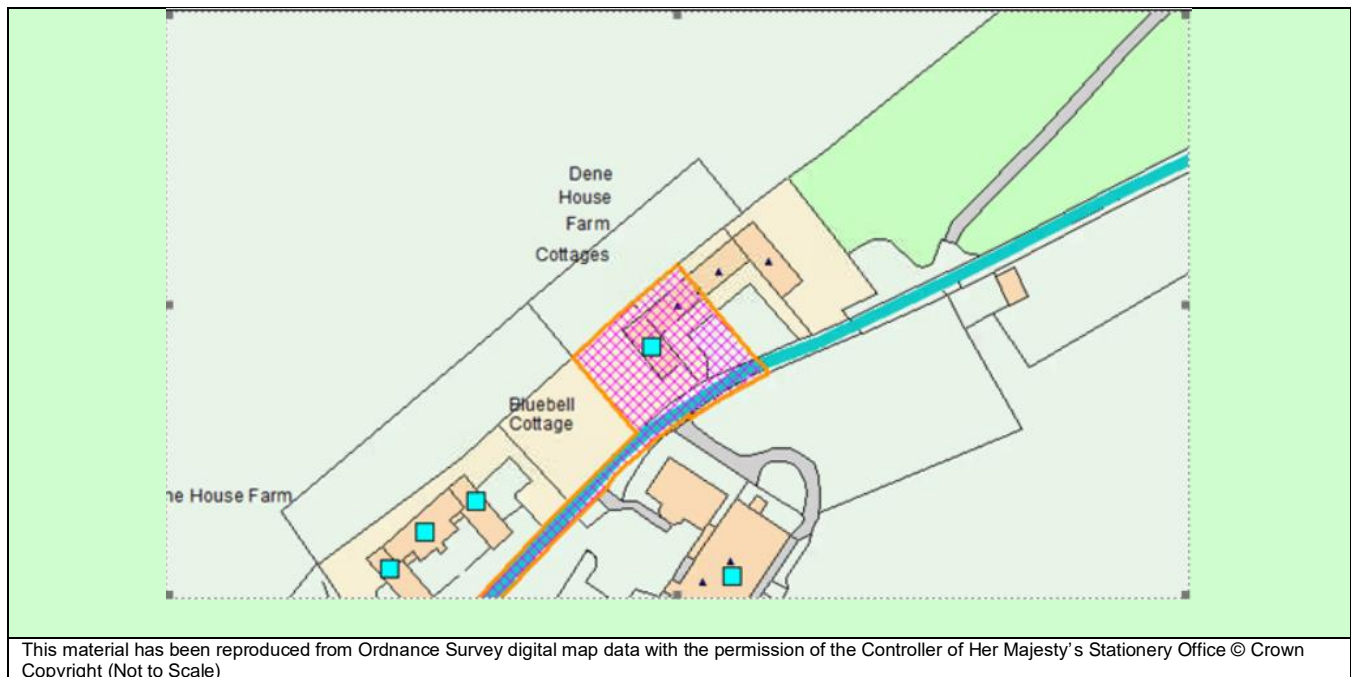


Northumberland
County Council

North Northumberland Local Area Council, 20 April 2023

Application No:	22/04155/FUL		
Proposal:	Construction of Annex Accommodation to Blue Bell Cottage		
Site Address	Bluebell Cottage, Dene House Farm Cottages, Longframlington, Morpeth Northumberland NE65 8EE		
Applicant:	Gallagher C/O Agent, George F White, 4 - 6 Market Street, Alnwick NE661TL Northumberland	Agent:	Mr Craig Ross 4-6 Market Street, Alnwick, NE66 1TL
Ward	Shilbottle	Parish	Longframlington
Valid Date:	22 November 2022	Expiry Date:	31 January 2023
Case Officer Details:	Name: Katie Lois Job Title: Planning Technician Tel No: 07870366099 Email: Katie.Lois@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council Planning Committee due to an objection received by Longframlington Parish Council. This is at odds with the officer recommendation that this application be permitted.

1.2 The application has been reviewed by the Committee Chairs and the Director of Planning who requested a committee decision for the reason that the proposal does raise issues of strategic, wider community or significant County Council Interest.

2. Description of the Proposals

2.1 The application seeks planning permission for the construction of an annex in the garden of Bluebell Cottage, part of the Dene House Farm Cottages in Longframlington.

2.2 The proposed annex would be located within the curtilage of Bluebell Cottage, in the existing side garden which sits to the south west of the cottage. The application site is adjacent to residential dwellings and opposite Dene House Farm complex which houses health and leisure facilities. The annex would be a single story rectangular shaped building and would consist of a front parking area with access onto the road. The proposal has been designed to reflect the design and height of the existing cottages and will use materials to compliment the buildings in the surrounding area.

3. Planning History

Reference Number: A/89/A/225

Description: 4 holiday bungalows for disabled

Status: PER

Reference Number: A/98/A/439

Description: Removal of Condition 5 from 89/A/225

Status: PER

Reference Number: 14/00407/DISCON

Description: Application for the discharge of planning obligation on planning permission 98/A/439 (removal of condition 5 of 89/A/225 - 4 holiday bungalows for disabled) in order to permit permanent residential occupation (as amended by letter dated 1 July 2014)

Status: DPO

Reference Number: A/89/A/225

Description: 4 holiday bungalows for disabled

Status: PER

Reference Number: 22/02819/FUL

Description: Single detached bungalow (restricted occupancy over 55 years old)

Status: WDN

Reference Number: A/98/A/439

Description: Removal of Condition 5 from 89/A/225

Status: PER

4. Consultee Responses

Longframlington Parish Council	Longframlington Parish council Object to this application. The Parish council maintains its objections to any new build on this site. The site is located outside the village boundary and over 1Km from the main village services. The location is classified as countryside, and adding to the existing development, would serve to urbanise the area. This would not satisfy the Longframlington Neighbourhood Plan (LNP) policies for location and design. The site is served by a narrow singletrack road which can be difficult to traverse in poor weather conditions, particularly ice and snow, thereby isolating residents even further from the village services and the severe weather support that is planned for the village. Housing for older residents would better suited within the village boundary. Whilst the LNP and the Northumberland Local Plan (NLP) make provision for rural exception sites that meet local needs, on the periphery of the village, the Parish Council considers that this application does not fulfil this criteria.
Countryside/ Rights Of Way	I have no objection to the proposed development on the condition that Public Footpath No. 13 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.
Highways	The location of the development is unsustainable in terms of lack of footpath, cycleways, and lack of a public transport service. However, as the development proposed is an Annexe to the main dwelling, sustainability issues need not apply, and conditions have been provided should the LPA be minded approving the application.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	0
Number of Support	15
Number of General Comments	0

Notices

Site notice - Public Right of Way, 2nd December 2022

Press Advert - Northumberland Gazette, 1st December 2022

Summary of Responses:

15 comments were received in support of the application.

Will allow elderly couple to live with family
 Applicants will benefit from 24 hour on call system, health and leisure facilities at Dene House Farm

Support for ongoing health issues
Well supported and has no impact on local road networks
Supportive community
Close to village
In keeping with existing buildings

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2036

HOU 9 - Residential development management
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
TRA 4 - Parking provision in new development

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

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

6.3 Neighbourhood Planning Policy

Longframlington Neighbourhood Development Plan 2021 – 2036

LNP1 – Housing Development
LNP7 – High Quality and Sustainable Design

7. Appraisal

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

- Principle of the development
- Design and visual amenity
- Impact on amenity
- Impact on highway safety

Principle of the Development

7.2 The application proposes development that is domestic in nature within the residential curtilage of an existing dwellinghouse. The principle of development is therefore acceptable and in accordance with Policy HOU 9 of the Northumberland Local Plan and the NPPF.

Design and visual amenity

7.3 Policy QOP 1 sets out general design principles against which development will be assessed. These include that proposals should make a positive contribution to local character and distinctiveness; create or contribute to a strong sense of place

and integrate the built form with the site and wider local area and be visually attractive and incorporate high quality materials.

7.4 Policy QOP 2 of the NLP states that development will be required to provide a high standard of amenity for existing and future users of the development itself and preserve the amenity of those living in the local area.

7.5 Policy HOU 9 states that 'Householder proposals for the extension and/or external adaptation of existing dwellings will only be supported where the enhancement:

- a. Is well-related and subordinate in size and massing to the existing dwelling, and in combination with the existing dwelling forms a visually indivisible single dwelling as a whole;
- b. Does not have a significant adverse impact on the amenity of adjoining properties in terms of structural proximity and unacceptable loss of daylight/sunlight, privacy and visual outlook;
- c. Respects, complements and does not have an unacceptable adverse impact on the style and character of the existing dwelling and its setting in terms of its design and use of materials, or on the character of the surrounding area; and
- d. Retains reasonable garden/yard space and satisfactory off-road parking space for the dwelling.'

7.6 After initial concerns were raised by officers regarding the size of the annex building, amended plans were submitted which reduced the overall size and scale of the building. The amended annex would be more subservient to the existing dwelling and is considered to be of appropriate design which would not have a significant adverse impact on the character or visual amenity of the existing dwellinghouse or the surrounding area.

7.7 Longframlington Parish Council have objected to this application, in part, on design grounds as they are of the view that the proposal does not satisfy Policy LNP7 of the Longframlington Neighbourhood Plan. Policy LNP7 states development should incorporate high quality and sustainable design that improves local character and distinctiveness. It is considered that the proposed development is in accordance with this policy as it will respect the local character and distinctiveness of the surrounding area in terms of height, massing, layout and materials of the building. The proposed annex will be a one-bedroom, single storey building and will replicate the eave and ridge height of the Dene Farm Cottages. It will also use materials to compliment those used in the adjacent cottages and surrounding buildings. It would be of an appropriate size and scale and subservient to the existing dwelling.

7.8 Therefore, the proposed development is considered acceptable in terms of design in accordance with Policies QOP 1, QOP 2 and HOU 9 of the Northumberland Local Plan and the NPPF.

Impact on amenity

7.9 The application documents state that the building would provide one-bedroomed annex accommodation for an elderly relative of the residents of Bluebell Cottage who has health and medical needs. The living space is sought to allow supported living close to immediate family allowing daily support and 24-hour access to the emergency on call services, and health and leisure facilities of the complex.

7.10 It is considered that the annex is sufficiently sited away from the host property and the building would be within the same planning unit. There are no other immediate adjacent residential dwellings to the north and west of the site. Dene House Farm complex sits opposite the proposal site but is separated by a road. In addition, there are no windows on the closest elevation of Dene House Farm. The proposals are considered acceptable in terms of residential amenity and would be in accordance with Policy LNP7 of the Longframlington Neighbourhood Plan, Policies QOP 1, QOP 2 and HOU 9 of the Northumberland Local Plan and the NPPF.

Impact on highway safety

7.11 Policies TRA 2, TRA 4 and HOU 9 of the Northumberland Local Plan seek to ensure that development does not have a negative impact upon the highway network and ensure appropriate parking provision within a development site. Paragraph 111 of the NPPF is also a material consideration and states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.12 The proposed development will include the provision of one parking space and access onto the road. There is existing parking provision to the front of the Dene House Farm Cottages and the surrounding Dene House Farm complex has parking provision for 30 vehicles. This would adhere to the requirements of Appendix E of the Northumberland Local Plan.

7.13 Within their objection, Longframlington Parish Council have expressed their view that this application contravenes the location policies of the Longframlington Neighbourhood Plan due to it being classified as countryside, that its access is by a narrow singletrack road, away from village services and that development for rural exception sites should only be allowed where it meets local needs.

7.14 The proposed development has been sited in this location to so that the applicant can receive health and medical assistance from relatives and to be in close proximity to the onsite health and leisure facilities that Dene House Farm provides.

7.15 The Council's highways development team were consulted on this application and returned comment that the location is unsustainable but as the development is an annex to the main dwelling the sustainability issues do not apply. The Highways team recommended conditions for the use of the building to remain ancillary accommodation to the main dwelling and requiring the submission of car and cycle parking details. Informatives have also been recommended in relation to the impacts during the construction phase. Subject to the recommended highways conditions, it is considered the proposal would be acceptable in this respect and would accord with the above local and national policies.

Equality Duty

7.16 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

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

Human Rights Act Implications

7.18 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.

7.19 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.

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

8. Conclusion

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

8.2 The proposal has addressed the main considerations and would accord with relevant policy and is considered to be acceptable

9. Recommendation

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

Conditions/Reason

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

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

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

Elevations & Layout Plan Rev A, EL01 Rev A
Proposed Site Plan Rev A, PSP-01 Rev A
Location Plan

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

03. The building hereby approved shall be solely used for the purposes ancillary to the domestic enjoyment of the host dwelling and shall at no time be severed and occupied as a separate, independent dwelling unit without the prior granting of planning permission from the local planning authority.

Reason: In the interests of residential amenity and in accordance with the NPPF.

04. The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been hard surfaced, sealed and marked out in parking bays/ has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

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

05. The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development/ each dwelling is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the

Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

2. A Public Right of Way passes close to or through the site. No action should be taken to disturb the surface, obstruct the path or in any way prevent or deter public use without the necessary legal diversion or closure Order having been made, confirmed and an alternative route provided.
3. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
4. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Background Papers: Planning application file(s) 22/04155/FUL

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Northumberland County Council

Appeal Update Report

Date: April 2023

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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



Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
22/01413/FUL	<p>Dormer window to roof slope on principal (south) elevation – 3 Dene Park, Darras Hall, Ponteland</p> <p>Main issues: design, scale and massing would not be subordinate to the dwelling and would be out of character in the street scene.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/02094/FUL	<p>Remove green keepers compound and erection of 48 dwellings (including 10 affordable houses) plus upgrade of access road, electric substation, SUDs, domestic package treatment works and domestic gas storage.- Amended description – land north west of Burgham Park Golf Club, Felton</p> <p>Main issues: inappropriate development in the Green Belt; unnecessary and unjustified 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>Committee 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?
22/00393/FUL	<p>Siting of 'Timber Living Trailer' - land south of Jubilee Cottages, West Woodburn</p> <p>Main issues: site is in the open countryside and not in a sustainable or accessible location; and adverse impacts on the open countryside and landscape.</p>	No – claim refused

	Delegated Decision - Officer Recommendation: Refuse	
21/04958/FUL	<p>Resubmission - Retrospective application for outdoor dining facilities within car parking area to front. Material amendment to roof covering and part timber cladding – Percy Arms, Chatton</p> <p>Main issues: development results in harm to the character and appearance of the Conservation Area; and substandard access to rear car park.</p> <p>Committee Decision – Officer Recommendation: Approve</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
21/04002/FUL	<p>Proposed 6no. Yurts and associated structure for holiday and tourism – land south-east of Alnham House, Alnham Main Road, Alnham</p> <p>Main issues: the site is not in an accessible location; and results in incursion into the open countryside and fails to respect the intrinsic character and beauty of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Appeals Withdrawn

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

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
21/04426/CLEXIS	<p>Certificate of lawful development of existing vehicular access from the B6318 – land on Hadrian’s Wall remains south of Black Pasture Cottage, Brunton Bank, Wall</p> <p>Main issues: lack of information and evidence as submitted to grant certificate.</p>	<p>28 April 2022</p> <p>Appeal against non-determination</p>
19/04687/OUT	<p>Outline permission for development for up to 43 residential dwellings (Use Class C3), demolition, infrastructure, access, open space and landscaping (All matters reserved except for access) - land north of Eilansgate, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; lack of information in relation to ecological impacts; loss of woodland and larger trees would impact the setting of the Conservation Area; lack of information in relation to drainage and flood risk; and the application does not secure necessary planning obligations in respect of affordable housing, healthcare and education.</p>	<p>27 September 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03396/FUL	<p>Construction of 3no. residential cottages with associated garages, access, car parking and landscaping and demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s) and</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation:</p>

	<p>internal alterations - 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals are not commensurate with the size of the settlement and encroach into the open countryside, adversely impacting on the setting and appearance of the settlement and surrounding countryside; proposals result in harm to the heritage assets and their setting without clear and convincing justification of this harm or public benefits to outweigh the harm; layout, scale and design as well as pattern of development would be detrimental to local vernacular and character; lack of information on car parking, access arrangements, refuse, drainage and opportunities to promote walking, cycling and public transport; and proposals result in biodiversity net loss.</p>	Refuse
21/03397/LBC	<p>Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals result in harm to the heritage assets without clear and convincing justification of this harm or public benefits to outweigh the harm.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02696/S106A	<p>Variation of S106 Agreement relating to planning permission A/2004/0323 dated 3rd February 2005 – Hawkshaw, Old Swarland, Swarland</p> <p>Main issues: the S106 continues to serve a useful purpose and insufficient information has been submitted to demonstrate that there is no longer a requirement for discount market value accommodation for a local person(s) in the area.</p>	<p>7 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00913/FUL	<p>Resubmission of approval 18/03632/REM for the construction of two detached dwellings and associated works – land to north west of Blue House Farm Cottages, Blue House Farm Road, Netherton Colliery</p> <p>Maini issues: isolated residential development in the open countryside; and no planning obligation secured in respect of a contribution to the Coastal Mitigation Service or other alternative mitigation.</p>	<p>7 December 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04208/FUL	<p>Proposal to erect a single self-build dwelling house – land south west of Hazeldene</p>	<p>7 December 2022</p> <p>Delegated</p>

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

	and harm to the character and appearance of the building and the surrounding area.	Refuse
22/01812/FUL	Proposed detached single storey garage and store with associated formation of driveway – Eland Close, Eland Land, Ponteland Main issues: inappropriate development in the Green Belt and the open countryside.	24 January 2023 Delegated Decision - Officer Recommendation: Refuse
21/02287/FUL	Convert and extend redundant cow byre to residential use (C3) for holiday let – Waterside Cottage, Acklington Main issues: development in an unsustainable location within the open countryside; insufficient information to justify non-mains foul drainage; insufficient information to demonstrate the proposal would not sterilise and identified sand and gravel resource; absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC; and loss of ancient woodland with no exceptional circumstances or suitable compensation strategy.	25 January 2023 Delegated Decision - Officer Recommendation: Refuse
22/03609/AGTRES	Notification of Prior Approval to convert an existing but now redundant agricultural building on the Guyzance Estate for permanent residential use – land south of Waterside Cottage, Acklington Main issues: impacts on adjacent ancient semi-natural woodland and River Coquet and Coquet Valley Woodland SSSI; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.	25 January 2023 Delegated Decision - Officer Recommendation: Refuse
22/03324/FUL	Erect a feed barn for storage of animal feed – Eastside, Partnership Field, Springwell, Ovington Main issues: inappropriate development in the Green Belt.	13 February 2023 Delegated Decision - Officer Recommendation: Refuse
22/04634/FUL	Demolition of detached garage and construction of side extension – Middlesteads Farm, Longhirst Main issues: design does not respect the character of the existing dwelling or its locality, would fail to remain subordinate and would result in unacceptable adverse impact	16 February 2023 Delegated Decision - Officer Recommendation: Refuse

	on the character of the dwelling and its setting.	
22/01297/FUL	<p>Development of 4 no. residential dwellings including associated access, landscaping and all other ancillary works – land north of junction of Station Road, South End, Longhoughton</p> <p>Main issues: would fail to preserve the setting of the Grade I listed Church of St Peter and St Paul; harmful impact on the character and appearance of the area; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.</p>	<p>21 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/02704/CLEXIS	<p>Certificate of Lawful Development – Existing use for the siting of a caravan for residential purposes – land north of east of South Linden House, Longhorsley</p> <p>Main issues: it is not possible to conclude that the building has been used for a continuous period of 4 years as a dwelling.</p>	<p>27 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		No

Enforcement Appeals Withdrawn

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
22/00022/NOTICE	Unauthorised dwelling – Horsley Banks Farm, Horsley	6 April 2022 Hearing date: 22 November 2022
22/00023/NOTICE	Unauthorised stable buildings – Horsley Banks Farm, Horsley	6 April 2022 Hearing date: 22 November 2022
18/01525/ENDEVT	Change of use of the land for the stationing of 2 caravans including a linking structure for residential purposes - School House Farm, Kiln Pit Hill, Consett	29 April 2022
18/01525/ENDEVT	Erection of a building used to house parrots and other animals; the erection of a corrugated steel barn; the erection of 2 timber structures to accommodate birds; and the construction of a hardstanding area - School House Farm, Kiln Pit Hill, Consett	29 April 2022
22/00571/ENDEVT	Unauthorised siting of a caravan – land south-west of Hartburn Bridge, Morpeth	1 February 2023
20/00481/ENDEVT	Change of use of a forestry building for use as residential - English/Wheelings Wood, Corbridge	2 March 2023

Inquiry and Hearing Dates

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

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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