



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Rebecca Little

Email: Rebecca.Little@northumberland.gov.uk

Tel direct: 01670 622611

Date: Wednesday, 14 June 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, 22 JUNE 2023** at **2.00 PM**.

Yours faithfully

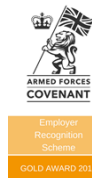
Dr Helen Paterson
Chief Executive

To North Northumberland Local Area Council members as follows:-

G Castle (Chair), S Bridgett, T Thorne, T Clark, G Hill (Vice-Chair), 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. MEMBERSHIP AND TERMS OF REFERENCE

The committee is asked to note the following membership and terms of reference for the North Northumberland Local Area Committee which were agreed by Council on 17 May 2023.

The membership is made up of the county councillors who represent the 13 electoral divisions in the North Northumberland area:

Chair: G Castle

Vice Chair: G Hill

Vice Chair (Planning): C Hardy

Quorum - 4

Conservative	Labour	Independent Group	Liberal Democrats	Green Party	Ind Non-Grouped
C Hardy	T Clark	S Bridgett	I Hunter	M Swinbank	
G Castle		G Hill			
M Mather					
W Pattison					
G Renner-Thompson					
C Seymour					
T Thorne					
J Watson					

Terms of reference

- (1) To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
- (2) To advise the Cabinet on budget priorities and expenditure within the Area.
- (3) To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
- (4) To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to

community safety, anti- social behaviour and environmental crime.

(5) To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme

(6) To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.

(7) To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.

(8) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.

(9) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.

(10) To make certain appointments to outside bodies as agreed by Council.

(11) To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Councils, or through the Panel of Local Area Council Chairs for countywide applications.

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

2. APOLOGIES FOR ABSENCE

3. MINUTES

(Pages 1
- 12)

Minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 18 May 2023 as circulated, to be confirmed as a true record and signed by the Chair.

4. DISCLOSURE OF MEMBERS' INTERESTS

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

- a. Which **directly relates to** Disclosable Pecuniary Interest ('DPI') as set out in Appendix B, Table 1 of the Code of Conduct, to disclose the interest, not participate in any discussion or vote and not to remain in room. Where members have a DPI or if the matter concerns an executive function and is being considered by a Cabinet Member with a DPI they must notify the Monitoring Officer and arrange for somebody else to deal with the matter.
- b. Which **directly relates to** the financial interest or well being of a Other Registrable Interest as set out in Appendix B, Table 2 of the Code of Conduct to disclose the interest and only speak on the matter if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain the room.

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

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

5. DETERMINATION OF PLANNING APPLICATIONS

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>

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| 6. | <p>22/02619/FUL
 Retrospective Change of Use of White Cottage to Services Accommodation in Association with the Joiners Arms White Cottage, The Inn Road, Newton-By-The-Sea, Northumberland, NE66 3EA</p> | (Pages
13 - 24) |
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| 7. | <p>APPEALS UPDATE</p> <p>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.</p> | (Pages
25 - 36) |
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8. S106 UPDATE

(Pages
37 - 42)

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous 2 months

9. DATE OF NEXT MEETING

The next meeting of the North Northumberland Local Area Council is scheduled for Thursday, 20 July 2023 at St James URC, Pottergate, Alnwick, NE66 1JW

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 (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>
<p>Securities</p>	<p>Any beneficial interest in securities* of a body where— (a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and (b) either— 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.</p>

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

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

Table 2: Other Registrable Interests

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

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

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Agenda Item 3

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, Tweedmouth, TD15 2AS on Thursday, 18 May 2023 at 2.00 pm.

PRESENT

G Castle (Chair) (in the Chair)

MEMBERS

T Thorne
J Watson
I Hunter

G Hill
C Hardy
M Swinbank

OFFICERS

J Blenkinsopp
H Booker

V Cartmell
B Hodgson
R Kain
D Love
B Macfarlane
R Murfin
G Park
G Plaice
J Sharp
N Leadbeatter

Solicitor
Principal Highways Development
Management Officer
Planning Area Manager
Neighbourhood Services Area Manager
Built Heritage and Design Officer
Senior Planning Officer
Planning Officer
Director of Housing & Planning
Environmental Health Officer
Senior Environmental Health Officer
Senior Planning Officer
Housing Enabling Officer

Around 20 members of the press and public were present.

154 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Bridgett, Clark, Mather, Pattison, Renner-Thompson, and Seymour.

155 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Council held on Thursday, 20 April 2023, as circulated, were confirmed as a true record, and were signed by the Chair.

156 **DISCLOSURE OF MEMBERS' INTERESTS**

Councillor Hill stated that had a personal but non-prejudicial interest in planning items 22/03112/FUL and 21/04453/FUL. Councillor Hill also advised that she had a personal and prejudicial interest in planning applications 22/03726/FUL and 22/03727/LBC and would leave the room while the applications were discussed and voted upon.

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 upon.

Councillor Swinbank stated that he had a personal but non-prejudicial interest in planning application 21/04453/FUL.

Councillor Watson stated that while he was the Portfolio Holder for “Promoting Healthy Lives” he did not have any declaration of interest on applications 22/03726/FUL and 22/03727/LBC

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

157 **DETERMINATION OF PLANNING APPLICATIONS**

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

Councillor Hardy explained that the agenda items would be moved to discuss planning application 21/04453/FUL before planning application 22/03112/FUL to allow planning officers to leave the meeting.

RESOLVED that this was noted.

158 **22/03726/FUL**

Temporary conversion of the Mobilisation Store to provide a 96-seat, cinema facility, including the sitting of a temporary toilet block adjacent to the building.

Berwick Barracks, Parade, Berwick-Upon-Tweed, Northumberland, TD15 1DF

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 22/03726/FUL and 22/03727/LBC, with a separate proposal, debate and vote for each application and public speakers were allowed 5 minutes to speak on 22/03726/FUL and 22/03727/LBC but given there was one presentation, public speakers were allowed to use the two 5 minute slots together as a 10 minute speaking slot for both applications.

The following updates were noted by committee members:

- Condition 18 in the report had been removed.
- Condition 19 in the report had been amended to read “The development shall not be brought into use 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 for the duration of when the building is in use.”
- Condition 21 was to be retained.
- Condition 25 was to be retained.
- Condition 10 in the report had been amended to read “Prior to the scheme being brought into use the applicant shall employ a competent acoustic consultant to assess the level of cinema noise emissions from the development at the boundary of the nearest noise sensitive receptors and the applicant shall submit a report based on the consultant's findings to the Local Planning Authority for written approval.
The assessment shall confirm that a noise source of 85dB LAeq within the cinema shall meet the predicted noise level of 27dB LAeq at the boundary to the garden area of the nearest noise residential receptor.
Where the A-weighted noise from a cinema soundtrack can be measured above the A-weighted ambient noise level at the Nearest Noise Sensitive Receptor, then appropriate mitigation measures shall be agreed and implemented in full within a timescale approved in writing by the Local Planning Authority.”
- There was an error in the report on paragraph 7.31 and it should have read “Policy ENV 9 requires that within a Conservation Area, it will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, and respects existing architectural and historic character and cultural associations. If harm is identified as being "less than substantial" this will be weighed against any public benefit.
- There had been a late objection which was circulated to members prior to the meeting, the objection included impact on residential amenity, noise, and impact on a heritage asset.

J. Montgomery and I. Madeley spoke in objection to the application and gave the committee the following information:

- Berwick Barracks were a unique heritage to the town.
- The Barracks may have been a convenient location, but it was a poor choice.
- The application should be refused.
- Residents would be blighted by the cinema and disagreed that it was a temporary arrangement.
- Three screenings a day over seven days was not temporary.
- Ravensdowne was a tranquil street with little vehicular or pedestrian traffic.
- The application was not a sufficient distance from the listed houses.
- The application would change the character of the conservation area.
- The application did not follow industry guidelines for acoustic data and would be impossible for soundproof.
- Residents requested that members should visit the application site.

G. Davies spoke on behalf of Berwick Town Council and gave the committee the following information:

- There were four iterations of the Town Council's views on the application in the report, which shows the attention Berwick Town Council have given the application and responded to the concerns expressed.
- Berwick Barracks were an important asset in the cultural life of the town centre, as the focus of events such as the visiting pipe bands and the Berwick Slow Food festival.
- The proposed use of the site was compatible in the view of the Town Council with the existing uses of the site.
- The application site and wider area was a typical busy mixed environment on the edge of town
- The Town Council noted the proposed conditions and informatives and felt that they had addressed the concerns that the Town Council had.
- Berwick Town Council were in support of the application.

P. Mawer spoke in support of the application and gave the committee the following information:

- The application was a key step in the regeneration of Berwick Upon Tweed.
- The Maltings Theatre would be closed in 2024 for refurbishment and open again in 2026, the Barracks site would be used during that time for the provision of arts.
- When the new Maltings building would open in 2026, the Berwick Archives would be transferred into the Berwick Barracks building.
- The application was a crucial step as a living and cultural hub and would redevelop the Berwick Barracks.

A. Mowbray also spoke in support of the application and gave the committee the following information:

- The application had well developed construction details.

- The site would have regular visits from the quality Manager.
- Parking access through Ravensdowne would be restricted except pre-booked accessible parking for blue-badge holders.
- Noise would be minimised.

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

- The planning permission would be temporary for three years.
- The cinema noise outside was predicted to be 9dBs lower than the ambient noise level.
- There would be a car parking management structure to minimise residential impact.
- The predicted noise impact falls within ambient noise thresholds.
- There would be follow up tests to ensure noise levels remain within thresholds and the suitability design was recommended to be subject to a Condition requiring real-world monitoring and further change if required.
- Members were able to add a condition to resolve any acoustic inconsistencies.

Councillor Thorne proposed to accept the officer's recommendation to grant the application subject to the conditions in the report and as updated above with an additional condition to resolve any acoustic inconsistencies with the exact wording of the condition to be delegated to the Director of Planning in consultation with the Chair of Planning. This was seconded by Councillor Castle.

Councillor Watson supported the proposal stating that it was the right spot for the application and was a good value for money for the residents, with the noise issues addressed and an adequate car parking scheme. This was agreed by Councillor Hardy stating that while he had sympathy for the local residents, it was for the betterment of the town.

A vote was taken, and it was unanimously

RESOLVED that the application was **GRANTED** subject to the conditions in the report and as updated above and an additional condition to resolve any acoustic inconsistencies with the exact wording of the condition to be delegated to the Director of Planning in consultation with the Chair of Planning.

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22/03727/LBC

Listed Building Consent: Temporary conversion of the Mobilisation Store to provide a 96-seat, cinema facility, including the sitting of a temporary toilet block adjacent to the building, Berwick Barracks, Parade, Berwick-Upon-Tweed, Northumberland, TD15 1DF

Councillor Thorne proposed to accept the officer's recommendation to grant the application subject to conditions, this was seconded by Councillor Castle.

A vote was taken, and it was unanimously

RESOLVED that the application was **GRANTED** in line with the conditions set out

in the report.

Councillor Hill returned to the meeting at this point.

160 **22/03112/FUL**

Development of 58no. affordable dwellings with associated infrastructure and drainage (amended description).

Land at Seton Hall, Ord Road, Tweedmouth, Berwick-Upon-Tweed, Northumberland, TD15 2UT

D. Love - Senior Planning Officer, introduced the application with the aid of a PowerPoint presentation. The following update was noted by members:

- The recommendations in the report should have referred to 100% affordable housing and should have read “That this application be GRANTED permission subject to the following conditions and a s106 agreement to secure the contribution of £35,670 towards Coastal Mitigation Service (CMS) and to secure 100% of the housing as affordable in perpetuity.”
- An additional planning condition on the retention of boundary vegetation, to agree the exact locations of noise mitigation fencing, maintenance and enhance the existing boundary treatments, with the exact wording to be delegated to the planning officer.
- A clarification that rented properties were identified as needed and that affordable rented were considered more appropriate than private rented.

T. Stewart spoke in objection to the application and gave the committee the following information:

- The application was the wrong scheme for the land.
- There was no dispute that Berwick needed more affordable housing.
- The site would be isolated from the other housing and the existing community in Tweedmouth.
- Concerns about the smell from the nearby sewage works.
- The access into the site was around a blind bend.
- The site was adjacent to the East Coast Mainline and was part of the existing industrial area.
- The trees on the site would not be maintained, 28 mature trees would be removed leaving one still on the site.

G. Davies spoke on behalf of Berwick Town council and gave the following information to the members:

- There had been no playpark equipment in Five Arches Park since 2017, the playpark could be reinstated but the Town Council did not have a budget for the provision of new play equipment.
- Berwick Town Council occupied two plots of land within the Five Arches Park and the allotments to the northwest of the application site. The Town Council had not been consulted as to whether the proposed acoustic fencing would overshadow the allotments.
- Questioned how Condition 20 would be enforced.
- The Town Council did not feel that their concerns had been fully addressed.

A. Willis spoke in support of the application and gave the committee the following

Ch.'s Initials.....

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information:

- The site was previously developed upon.
- The site was a brownfield site.
- There had been a reduction from the 61 affordable homes originally proposed.
- The application was well planned and attractive.
- The application included energy efficient proposed homes.
- There was an urgent need for affordable housing in Berwick.
- The scheme was on a sustainable and accessible site.

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

- The transport statements had been fully assessed, including a road safety audit which would be monitored by Highways.
- The applicant had submitted a viability assessment confirming that they would be unable to contribute any monies towards education, open space and healthcare and would only be able to pay the non-negotiable s106 Coastal Mitigation monies.
- There was a demand for affordable rented properties in Berwick.
- The properties would remain affordable homes in perpetuity.
- There would be noise mitigation schemes in place.
- There would be 15 bedrooms out of 58 plots which would require additional noise ventilation.
- No noise mitigation measures were unique to the site and were not unusual measures.
- North of Tyne and NCC would be contributing monies towards the scheme, contingent on receiving planning permission.
- There was a net gain of biodiversity on the site with hedgerow infilling and completing.
- Black boxes would be placed throughout the application site for bat habitat.
- The trees in Five Arches Park were subject to tree protection measures to ensure that they do not get damaged.

Councillor Hill proposed to accept the officer's recommendation to grant the application subject to the conditions outlined in the report and a s106 agreement to secure contribution of £35,670 towards Coastal Mitigation Service (CMS) and to secure 100% of the housing as affordable in perpetuity, and an additional planning condition on the retention of boundary vegetation, to agree the exact locations of noise mitigation fencing, maintenance and enhance the existing boundary treatments, with the exact wording to be delegated to the Planning Officer, stating that the application was welcome and was very needed in Berwick. This was seconded by Councillor Hunter.

Councillor Thorne expressed that while he would have loved to support the scheme, he felt like it was in the wrong place on such a green site and was disappointed that no monies were to go into the amenity of the surrounding areas such as a new play park in Five Arches Park.

Councillor Castle, Hardy, Watson, and Hunter disagreed and noted that while they had listened to the objectors, Berwick was in desperate need for affordable housing and would be supporting the application.

A vote was taken as follows: FOR; 4, AGAINST; 2, ABSTAIN; 0

RESOLVED that the application was **GRANTED** subject to the conditions outlined in the report and a s106 agreement to secure contribution of £35,670 towards Coastal Mitigation Service (CMS) and to secure 100% of the housing as affordable in perpetuity, and an additional planning condition on the retention of boundary vegetation, to agree the exact locations of noise mitigation fencing, maintenance and enhance the existing boundary treatments, with the exact wording to be delegated to the Planning Officer.

A comfort break was announced.

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

161 **21/04453/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.

I. Cordingley spoke in objection of the application and gave the committee the following information:

- The AHU was originally in a plant room inside the store.
- From their bedroom and living room windows, the AHU was visible and during the night it was reading as 90dBs.
- The AHU was reprogrammed to not operate from 22:00-07:00 unless the internal temperature of the store fell below 10 degrees, but there was no assurance that it would not kick in to cool the store if the internal temperature rose to 30 degrees.

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

- Nothing had changed from the last meeting and the AHU was still noisy.

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

- The AHU had not operated in the past six months overnight except when a fault occurred.
- The temperature inside the store was set between 18-20 degrees and it was highly unlikely that the internal temperature of the store would reach 30 degrees.
- ASDA had employed an acoustical assessment officer, the officer had to follow a code of conduct and a code of ethics, and it was not in their interest

- to falsify information.
- 90dBs would be the level of sound which would be found in a nightclub.

Councillor Hill proposed to refuse the application stating that the noise issue had not been dealt with, it was not seconded, and the motion failed.

Councillor Watson proposed to accept the officer's recommendation to grant the application subject to conditions with Councillor Thorne seconding the motion.

A vote was taken as follows: FOR;5, AGAINST; 1, ABSTAIN; 0

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

*Councillor Hardy returned to the meeting at this point.
Councillor Hardy in the Chair.*

162 **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.

163 **20/03697/FUL**

**Extension and conversion to provide 18No additional hotel rooms and improved pub/restaurant facilities.
Bamburgh Castle Inn, Seafield Road, Seahouses, NE68 7SQ**

D. Love – Senior Planning Officer, introduced the planning application with the aid of a PowerPoint presentation. The following update was provided to members:

- An update on the recommendation in the report to read the same as the title page. The recommendation should have read "That this application be GRANTED, subject to conditions and a legal agreement in relation to a Coastal Mitigation Service Contribution of £5,166.

G. Renner-Thompson had registered to speak as the Local Member and submitted a speech to be read out by an officer at the meeting, in accordance with the Public Speaking Protocol. The committee were given the following information:

- The issues surrounding the application remained the same as they did in August 2021.
- The North Northumberland Coast Neighbourhood Plan was passed by referendum in 2018. The Plan covered the three coastal Parishes of North Sunderland, Bamburgh and Beadnell.
- Policy 8 of the Neighbourhood Plan stated development within the settlement boundary would be supported only if "sufficient car parking space is provided within the curtilage of the proposed development to ensure no

additional on-street parking on nearby streets”

- The neighbouring estate to the hotel often had its entrance and estate roads blocked by inconsiderate parking on both sides of its narrow roads.
- The Highways Development Team considered that nearby car parks were sufficient to cater for any excess parking that may overflow from the proposal however the Neighbourhood Plan specifically states that car parking spaces must be provided within the curtilage of the site.
- The nearby car parks were Pay and Display and were often at capacity. The car parks were there for day visitors and locals to come in and support the village, not for overnight parking.
- When car parks were full, the overflow would spread into residential streets.
- The needs of tourism must be balanced with the needs of the local people.

Councillor Thorne proposed to accept the officer’s recommendation to grant the application subject to conditions, this was seconded by Councillor Castle.

A vote was taken as follows: FOR;6, AGAINST; 1, ABSTAIN; 0

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

164 **APPEALS UPDATE**

RESOLVED that this was noted.

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

165 **PUBLIC QUESTION TIME**

No questions had been received.

166 **PETITIONS**

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

Councillor Thorne left the meeting.

167 **LOCAL SERVICES ISSUES**

Highways

G. Bucknall – Highways Delivery Area Manager had provided a written update on highways which had been circulated prior to the meeting.

Local Services

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

Waste Collections

Residual and Recycling waste collection services had continued to perform well. The team were in the final stages of completing a detailed review of all kerbside collection rounds.

Demand for the bulky waste service remained high however performance was good, and the service was being constantly monitored and booking slots adjusted accordingly.

The garden waste service had commenced for the year and was also performing well.

Grass Cutting

Grass cutting started in late March/early April, and the team had commenced cut three of the seasons. The wet weather at the start of the season had been challenging for the teams however they plan to recover during May.

Weed Control

Weed spraying was taking place in the area with the spraying of obstacles under way also, with blue dye added to solution.

Verge Cutting

Verge cutting works would take two months, running through June and July with the schedule remaining unchanged from the previous year.

There was 6.8 million sq. metres of verge to cut in the county, with the teams engaging local farmers to assist with the significant workload.

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

RESOLVED that this was noted.

168 **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.....

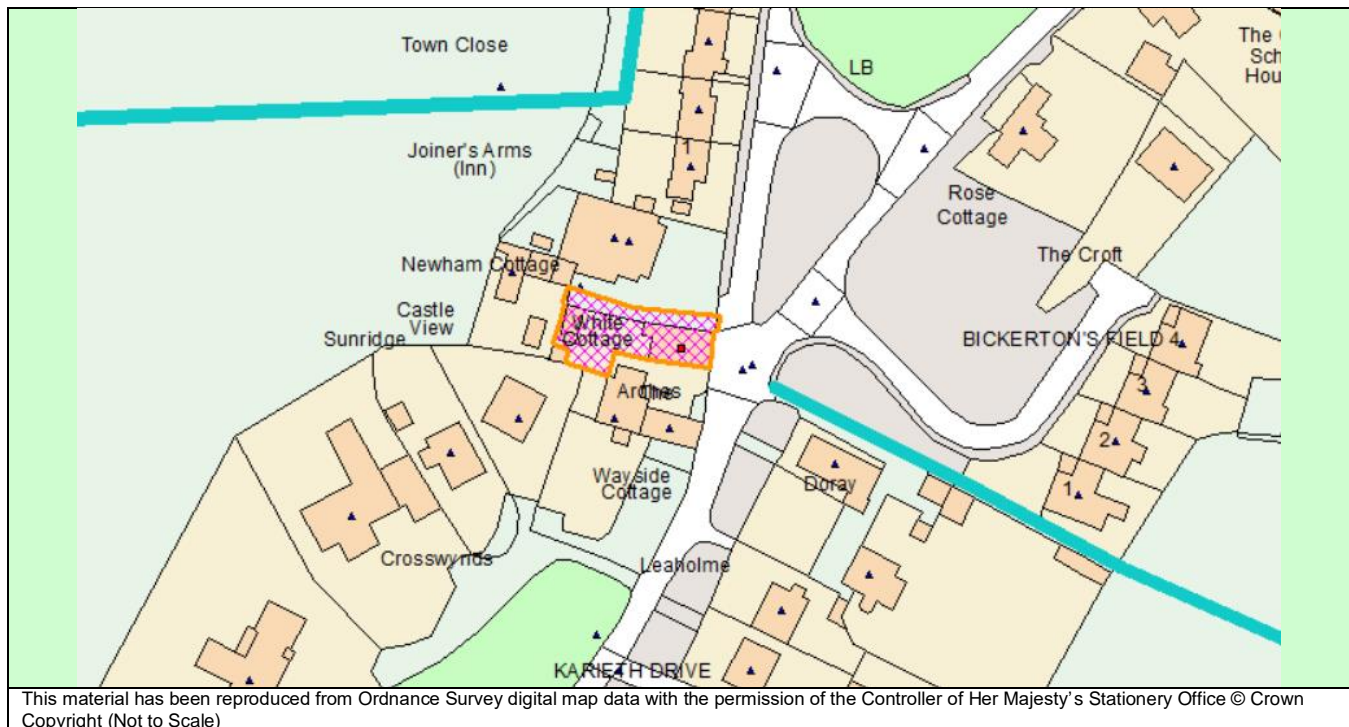


Northumberland County Council

North Northumberland Local Area Council Planning Committee 22nd June 2023

Application No:	22/02619/FUL		
Proposal:	Retrospective Change of Use of White Cottage to Serviced Accommodation in Association with the Joiners Arms		
Site Address	White Cottage, The Inn Road, Newton-By-The-Sea, Northumberland NE66 3EA		
Applicant:	Mr Duncan Fisher First Floor, Two Jesmond Three Sixty, Jesmond, Newcastle upon Tyne NE2 1DB	Agent:	Mr Guy Whitehead Clavering House, Clavering Place, Newcastle Upon Tyne, NE1 3NG
Ward	Longhoughton	Parish	Newton-by-the-Sea
Valid Date:	18 April 2023	Expiry Date:	13 June 2023
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



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 the local community 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.

2. Description of the Proposals

2.1 The application proposes the change of use of a detached residential property to use as serviced accommodation associated with the adjacent public house (The Joiners Arms). This work has already been carried out with the property being converted from a three bed residential house to serviced accommodation providing four bedrooms in total. The former lounge, kitchen and dining areas having been converted to bedrooms, whilst at first floor level the internal layout has been amended to create two large rooms where there were previously three.

2.2 The application site is located within the settlement of High Newton adjacent to the Joiners Arms public house. The site is bound to the south and west by residential development with the pub across an access lane (in separate ownership) to the north. To the east is the public highway with further residential development beyond. On street parking within the village is restricted, with permit parking to the front of the site. There is a free public car park approximately 150 metres to the south at the entrance to the village.

3. Planning History

Reference Number: 20/00569/FUL

Description: Proposed change of use for new shepherd hut in rear garden for holiday letting

Status: Permitted

Reference Number: 20/04267/FUL

Description: Retrospective: Change of use of White Cottage to serviced accommodation in association with Joiners Arms

Status: Withdrawn

Reference Number: A/2004/0217

Description: Rear two storey extension and single storey extension

Status: Refused

4. Consultee Responses

Northumberland Coast AONB	<p>The AONB Partnership does not support this application. The application does not differ in principle from that submitted under 20/04267/FUL and our stance remains the same.</p> <p>The summary of the AONB Partnership's response to 20/04267/FUL stated "the change of use from dwelling house to serviced holiday accommodation is not supported and the scale of the conversion is considered overdevelopment, particularly in relation to lack of in curtilage parking."</p>
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Highways	<p>Amended plans and/or additional information required: Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period.</p> <p>The following information will be required to inform a response within a statutory reconsultation period:</p> <p>Fully detailed arrangements with regards to the provision of off-street car parking in accordance with Appendix E of the Local Plan (2022). Refuse storage and strategy details for the units.</p>
Highways (2)	No objection subject to conditions and informatives
Tourism, Leisure & Culture	No response received.
County Ecologist	<p>No objection.</p> <p>The application concerns a change of use and does not appear to include significant external alterations and therefore impacts on protected species are unlikely. The site is within the buffer zone for recreational impacts on coastal sites but as there is no net increase in units of accommodation there is no requirement to contribute to the Coastal Mitigation Service.</p>
Natural England	No objection subject to appropriate mitigation
Architectural Liaison Officer - Police	No response received.
Public Protection	No comment
Newton-by-the-Sea Parish Council	<p>The PC asks that this application be refused on the grounds of the unacceptable cumulative impact of development, access and parking issues, erosion of housing stock and adverse impact on the qualities of the AONB, including the loss of tranquillity.</p> <p>The PC is of the view that shortfalls, errors and omissions render this application incomplete with, for example the location and provision for parking not being answered on the application.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	3
Number of Support	0
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

3no letters of objection have been received including submissions from/on behalf of The Newton Trust, summarised as follows,

Inadequate information submitted with application

Amenity issues

Access issues

Inadequate parking provision

The applicant continues to carry out developments and then seeks the necessary permissions retrospectively

Intensification of use

Foul drainage/hot tubs

Loss of tranquillity within AONB

Impacts upon the character of the locality

Continued commercial development will irreversibly change the intrinsic character of the village

Change of Use does not meet the social or environmental aspects of sustainable development

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=RFFGHCQSIC000>

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)

ECN 12 - A strategy for rural economic growth (Strategic Policy)

ECN 13 - Meeting rural employment needs(Strategic Policy)

ECN 15 - Tourism and visitor development

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

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

ENV 2 - Biodiversity and geodiversity

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

POL 2 - Pollution and air, soil and water quality

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

6.3 Neighbourhood Planning Policy

N/A

6.4 Other Documents/Strategies

PPG - Planning Practice Guidance (2021, as updated)

Northumberland Coast AONB Management Plan (2020)

7. Appraisal

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

7.2 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 & Impact on Character,
Amenity,
Highways,
AONB,
Ecology,
Other Matters, and
Procedural Matters.

Principle

7.3 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 High Newton (together with Low Newton) as a "Small Village" which will support a proportionate level of development.

7.4 Policy ECN 12 seeks to foster the growth of the rural economy within the county by facilitating, within constraints, the formation, growth and up-scaling of businesses in rural locations, whilst safeguarding the rural environment, rural communities and traditional rural businesses upon which the rural economy depends.

7.5 Policy ECN 13 goes on to support development that will generate employment opportunities, proportionate to the rural location, where all of the following apply:

- a. Existing buildings are reused or, where this is not possible, extensions or new buildings that contribute positively to local landscape character and, where applicable, local building traditions;
- b. The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places;
- c. It will not have an adverse impact on the operational aspects of local farming or forestry.

7.6 Policy ECN 15 relates to tourism and visitor development and states that Northumberland will be promoted and developed as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities. It goes on to say that this will be achieved through the development of new visitor attractions and facilities, accommodation and the expansion of existing tourism businesses.

7.7 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.

7.8 The proposal represents the expansion of a thriving business which, as identified above, is supported through both national and local planning policies. However, it is noted by some that the business interests of the applicant in the area are potentially on the cusp of tipping (or having tipped) the balance in this respect. The retrospective nature of the application must not be a factor in determining this one way or the other.

7.9 The impact of the proposal upon neighbouring amenity, highways and the AONB are discussed further below, but the desire to maintain the tranquillity of the village, as seen through the lens of both amenity and the AONB Management Plan, must be balanced against the need to recognise the AONB as a living, working area in which small scale development, which does not impact on the AONB's special qualities, should be allowed. How to maintain and increase the economic value of tourism to the local communities that depend on it, whilst ensuring that it doesn't further degrade the special qualities that draw people to the area in the first place is a key consideration here.

7.10 It is the opinion of the case officer that the conversion of the cottage to serviced accommodation, whilst potentially adding to existing parking and noise problems, would not have a significant impact over and above existing concerns. Furthermore, if permission were granted, these issues could be effectively managed through planning conditions, which would help to reduce the cumulative impacts currently being experienced, thereby ensuring the development does not have a significant impact upon the surrounding environment and neighbouring land users.

Design & Impact on Character

7.11 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. Policy QOP 2 also sets out an expectation that the physical presence and design of development should preserve the character of an area.

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

7.13 The proposed change of use does not include any physical changes to the exterior of the building and as such would not have a detrimental effect upon the character or appearance of the property or the surrounding area. Equally the addition of hot tubs and decking to the rear of the property would not have a visual impact upon the character of the area. It is acknowledged however that these may enable behaviours which impact upon the characteristic tranquillity of the village and this is discussed further below. It should be noted however that the siting of the hot tubs does not require planning permission, whilst any disturbance caused through the use of the external areas can be controlled via Environmental Health legislation. In terms of the physical impacts of the proposal, it is in accordance with Policies QOP 1 and QOP 2 of the NLP and the NPPF in this respect.

Amenity

7.14 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. Meanwhile Policy POL 2 provides protection from unacceptable risk of harm to or the adverse effects of pollution from emissions of, amongst other things, effluent, smell, heat, light, or noise.

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

7.16 The Council's Environmental Protection team has responded to consultation offering no comment on the proposals. When this was queried it became clear that the conversion from residential to holiday accommodation was not a matter of concern to the EP team, who confirmed that whilst investigations have been ongoing regarding noise complaints associated with the pub, this is a separate matter that is not linked to the conversion of the cottage.

7.17 Whilst it may be true to say that some holiday makers can be less considerate of their surroundings than others, the scale of the development is such that the potential for significant issues in this respect is small and would not have a significant detrimental impact upon neighbouring uses. As noted above the Council has powers under separate Environmental Health legislation should the proposals lead to any substantiated concerns in this respect. On this basis the proposal is acceptable in accordance with Policies QOP 2 and POL 2 and the NPPF.

Highways

7.18 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.

7.19 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.

7.20 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.

7.21 Concerns raised regarding access and the inadequacy of car parking are noted. The Local Highway Authority responded to initial consultation requesting additional information in this respect, however, following receipt of this information no objections are raised subject to a condition securing the implementation of the proposed car parking. On this basis the proposals are acceptable in accordance with highways policy.

AONB

7.22 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.

7.23 Policy ENV 5 of the 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.

7.24 This echoes Paragraph 176 of the NPPF, which 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.

7.25 The AONB Partnership responded to consultation raising concerns about the overdevelopment of the site, particularly in relation to in curtilage parking. It has been shown however that parking is capable of being provided to accord with the Local Plan and the lack of external changes to the cottage mean there is no visual impact upon this part of the AONB.

7.26 Of more concern perhaps is the impact of the proposal upon tranquillity. The Council recognises tranquillity as a distinctive characteristic of Northumberland's countryside and through Policy ENV 4 of the LP, requires proposals to minimise the level of noise, traffic and light generated by development.

7.27 The AONB Management Plan informs us that the AONB has areas that are experienced as being highly tranquil and which should be highly valued as such. It is equally clear that this tranquillity is under constant pressure, especially from new development and from growing levels of tourism. Indeed, this issue epitomises the

main challenge facing everyone involved in tourism in the AONB of how to maintain and increase its economic value to the local communities that depend on it whilst ensuring that it doesn't further degrade the special qualities that draw tourists to the area in the first place.

7.28 It is noted above that the Council's Environmental Health team do not consider the conversion of the cottage to be problematic in terms of noise creation. However, if the character of the village (and of this part of the AONB more generally) is considered to be tranquil, it may be that the addition of more holiday accommodation could have an impact upon that character. This must be balanced, however, against support, within both adopted planning policy and the AONB Management Plan, for rural business. It is officer opinion that, given the scale of the proposals, they are unlikely to have a significant impact upon the existing situation and if this application were to be approved, the LPA would be better able to retain control of the development via appropriate and enforceable planning conditions. On this basis therefore, the proposal would conserve the special qualities for which the Northumberland Coast AONB is designated.

Ecology

7.29 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.

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

7.31 The County Ecologist has responded to consultation raising no objections, as the proposal does not include significant external alterations and therefore impacts on protected species are unlikely. Whilst the site is within the buffer zone for recreational impacts on coastal sites there is no net increase in units therefore a contribution to the Council's Coastal Mitigation Service will not be required. On this basis the proposals are acceptable in accordance with Policy ENV 2 or the NPPF in this respect.

Other Matters

7.32 The comments received from the Parish Council and objectors are noted and have been taken into account in the assessment of the application as appropriate. Concerns regarding the validity of the application have been addressed with the applicant, whilst matters relating to highways, amenity, environmental and social implications and impact on designated landscapes have been addressed in the preceding paragraphs.

7.33 Concerns regarding the loss of housing stock are noted, however the change of use of the property does not rule out the potential for its conversion back to a dwelling in the future. Related to this are concerns about the intensification of the use of the property, particularly in conjunction with the previously approved shepherd's hut in the rear garden. It is noted above that the proposal at hand only increases the number of bedrooms by one and it is feasible that this could have been achieved whilst retaining the property as a dwelling, so it has limited bearing on whether the change of use to serviced accommodation is acceptable. Furthermore, the presence of the additional accommodation in the rear garden, which already has consent, does not form part of the assessment of this application.

7.34 Concerns raised regarding the retrospective nature of the application are noted, however this is a legitimate method of dealing with development which has been carried out without the appropriate permissions. The assertion that the applicant habitually carries out development before seeking permission is not relevant to the outcome of this application.

Procedural Matters

Equality Duty

7.33 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

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

Human Rights Act Implications

7.35 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.

7.36 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.

7.37 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 Whilst noting the concerns raised by neighbours, the principle of the proposal is acceptable and the use of the cottage as serviced accommodation would not negate the potential future use of the building as a domestic dwelling. Concerns raised regarding parking and access are noted and have been addressed above with the Local Highway Authority raising no objections subject to conditions.

8.3 Third party comments around increased noise levels arising from the use of the accommodation (in particular the rear terrace and hot tubs) are noted, however the council's Environmental Protection team have offered no comment in respect of noise impacts relating to this particular development (it is understood that there are ongoing but separate investigations relating to the pub however).

8.4 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/Reason

01. 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:-

Drawing No 22035.OS01.B - Location Plan
Drawing No 22035.P02_ - Proposed Plans
Drawing No 22035.P03.B - Proposed Site Plan

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

02. Implementation of car parking area

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.

03. Holiday Use Only

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: To ensure that the site is retained for holiday use and in accordance with Policy ECN 15 of the Northumberland Local Plan

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.

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



Northumberland County Council

Appeal Update Report

Date: June 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?
22/03313/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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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; and harm to the character and appearance of the building and the surrounding area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	Partial award

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
19/04687/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</p>	No

	<p>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>Delegated Decision - Officer Recommendation: Refuse</p>	
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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
21/03396/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 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</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	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.	
21/03397/LBC	Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton Main issues: proposals result in harm to the heritage assets without clear and convincing justification of this harm or public benefits to outweigh the harm.	2 November 2022 Delegated Decision - Officer Recommendation: Refuse
21/02696/S106A	Variation of S106 Agreement relating to planning permission A/2004/0323 dated 3rd February 2005 – Hawkshaw, Old Swarland, Swarland Main issues: the S106 continues to serve a useful purpose and insufficient information has been submitted to demonstrate that there is no longer a requirement for discount market value accommodation for a local person(s) in the area.	7 November 2022 Delegated Decision - Officer Recommendation: Refuse
22/00913/FUL	Resubmission of approval 18/03632/REM for the construction of two detached dwellings and associated works – land to north west of Blue House Farm Cottages, Blue House Farm Road, Netherton Colliery Main issues: isolated residential development in the open countryside; and no planning obligation secured in respect of a contribution to the Coastal Mitigation Service or other alternative mitigation.	7 December 2022 Delegated Decision - Officer Recommendation: Refuse
21/04208/FUL	Proposal to erect a single self-build dwelling house – land south west of Hazeldene Cottage, Sinderhope 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	7 December 2022 Delegated Decision - Officer Recommendation: Refuse

	the access are inadequate; insufficient information to assess ecological impacts; and insufficient information regarding foul water drainage.	
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>
22/01812/FUL	<p>Proposed detached single storey garage and store with associated formation of driveway – Eland Close, Eland Land, Ponteland</p> <p>Main issues: inappropriate development in the Green Belt and the open countryside.</p>	<p>24 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02287/FUL	<p>Convert and extend redundant cow byre to residential use (C3) for holiday let – Waterside Cottage, Acklington</p> <p>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.</p>	<p>25 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03609/AGTRES	<p>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</p> <p>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</p>	<p>25 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	and the North Northumberland Dunes SAC.	
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 on the character of the dwelling and its setting.	16 February 2023 Delegated Decision - Officer Recommendation: Refuse
22/01297/FUL	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 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.	21 February 2023 Delegated Decision - Officer Recommendation: Refuse
22/02704/CLEXIS	Certificate of Lawful Development – Existing use for the siting of a caravan for residential purposes – land north of east of South Linden House, Longhorsley Main issues: it is not possible to conclude that the building has been used for a continuous period of 4 years as a dwelling.	27 February 2023 Delegated Decision - Officer Recommendation: Refuse
22/02969/FUL	Proposed new rear/side fence. (Retrospective) - 4 Admington Court, Sherbourne Park, Stakeford, Choppington Main issues: scale and design of the development are out of character in the street scene with detrimental visual appearance; and situated on adopted highway verge with insufficient evidence to demonstrate it will not harm the current and future maintenance of utilities and other associated works.	20 March 2023 Delegated Decision - Officer Recommendation: Refuse

22/03417/OUT	<p>Outline application with some matters reserved for development of one residential dwelling (Self Build); all matters reserved other than access – land north of Hill Top Cottage, Morpeth</p> <p>Main issues: development within the open countryside; inappropriate development in the open countryside; fails to promote the use of sustainable travel; fails to demonstrate that safe access can be achieved; and fails to demonstrate potential impacts on protected species and how these can be mitigated.</p>	<p>21 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04124/FUL	<p>Erection of stables, tackroom and associated horse paddock – land east of Oakfield Lodge, Eachwick</p> <p>Main issues: inappropriate development in the Green Belt; and visually intrusive and harmful impact on the character and appearance of the site and surrounding landscape.</p>	<p>21 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01121/FUL	<p>Proposed new dwelling house and outbuilding with associated works to building plots 1 and 2 – Plots 1 and 2, land south west of Castle Hills Farm Cottages, Castle Hills, Berwick-upon-Tweed</p> <p>Main issues: development in the open countryside; 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>22 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03696/FUL	<p>Retrospective application for works carried out to add pillars with metal railings between at front boundary wall; stone face side wall between front and rear garden and construction of raised timber deck – Woodstock, Mill Lane, Haltwhistle</p> <p>Main issues: harm to the character and appearance of the Conservation Area; and harmful impact on residential amenity.</p>	<p>22 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04592/FUL	<p>Demolition of 2 no. youth hostel cabins and erection of 8 no. caravan pitches and children's play area (as amended) - Hareshaw Linn Caravan Park, Bellingham</p> <p>Main issues: harmful visual impacts on the character and appearance of the site and surrounding area; and harmful impacts on residential amenity.</p>	<p>23 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

22/04246/FUL	<p>Proposed single storey garage extension including a study and a shower room – 57 Church Street, Amble</p> <p>Main issues: scale and design results in adverse impact on the character and appearance of the existing dwelling and the surrounding area.</p>	<p>23 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04507/FUL	<p>Demolition of existing ground floor rear extension and replacement with two storey rear extension – The Coach House, Fenwicks Close Farm, Earsdon</p> <p>Main issues: inappropriate development in the Green Belt; and disproportionate addition that would be incongruous with the character of the area.</p>	<p>3 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00637/FUL	<p>Alterations and extension – 2 West Hedgeley, Powburn</p> <p>Main issues: design would be out of scale and character with the existing property and surrounding area, and would harm the setting of Grade II listed buildings.</p>	<p>4 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04665/FUL	<p>Proposed first floor extension over existing sun room and installation of a fixed window to the southern gable wall at high level – 63 Merley Gate, Loansdean, Morpeth</p> <p>Main issues: the extension would constitute an incongruous addition that would be out of character with the dwelling and built context; and harmful impact upon residential amenity.</p>	<p>12 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00437/FUL	<p>Change of use of land from equestrian grazing use to campsite use – land north east of Bolam Lake Boat House Wood Car Park, Belsay</p> <p>Main issues: inappropriate development in the Green Belt.</p>	<p>13 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03911/FUL	<p>Proposal for a new family 1.5 storey dwelling with a garage, external parking and associated services - (Self Build) - 7 Springfield Meadows, Alnwick</p> <p>Main issues: design and visual appearance; and fails to secure a contribution towards coastal mitigation measures.</p>	<p>24 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04369/FUL	<p>Proposed replacement windows – 6 Albert Place, Berwick-upon-Tweed</p> <p>Main issues: fails to conserve and enhance the significance of the Conservation Area; and results in harm to the Conservation Area</p>	<p>25 April 2023</p> <p>Delegated Decision - Officer Recommendation:</p>

	that is not outweighed by public benefits.	Refuse
22/03876/FUL	A storage shed and polytunnel to support existing woodland maintenance – land at south east of Pit Allotment Wood, Corbridge Main issues: inappropriate development in the Green Belt.	16 May 2023 Delegated Decision - Officer Recommendation: Refuse
22/01012/FUL	Conversion of agricultural buildings to create one dwelling including a link extension and detached garage – development site at Barley Hill House Barn, Kiln Pit Hill, Consett Main issues: design fails to reflect the character or appearance of the listed farm building and results in harm to the character and appearance of the listed building.	17 May 2023 Delegated Decision - Officer Recommendation: Refuse

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
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	No
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	No
22/00571/ENDEVT	Unauthorised siting of a caravan – land south-west of Hartburn Bridge, Morpeth	No

	(enforcement notice upheld with some variations)	
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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
20/00481/ENDEVT	Change of use of a forestry building for use as residential - English/Wheelings Wood, Corbridge	2 March 2023
21/00865/BRCOND	Construction of retaining wall – Woodlands Rise, Corbridge Road, Hexham	23 March 2023

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
18/03394/REM	Reserved Matters Application relating to 16/00078/OUT - Development of Phase 1 of proposals which include Trunk Road Service Area, Hotel and Innovation Centre plus associated access, parking, landscaping and	Hearing - 27 June 2023 Committee Decision - Officer

	<p>other associated infrastructure – land west of Lancaster Park, Pinewood Drive, Lancaster Park, Morpeth</p> <p>Main issues: the design fails to preserve or make a positive contribution to local character and distinctiveness, and the site's surroundings, and fails to create or contribute to a strong sense of place. The development does not demonstrate high quality sustainable design, is not visually attractive, does not incorporate high quality materials and detailing, and is substantially altered from the approved outline planning application.</p>	<p>Recommendation: Approve</p>
21/02077/FUL	<p>Proposed construction of 13no dwellings (including 2no affordable dwellings), creation of new access, car parking and soakaways (amended description) - land south east of The Manor House, Riding Mill</p> <p>Main issues: harm to the character and appearance of the site and surrounding area and curtilage listed boundary wall; harm to residential amenity; does not make sufficient provision for affordable housing on the site; insufficient information to fully assess the impacts of the proposed development on ecology and biodiversity and net gain for biodiversity; does not secure necessary planning obligations in respect of affordable housing, open space and education.</p>	<p>Hearing date to be confirmed</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03915/LBC	<p>Listed Building Consent for demolition of a section of existing curtilage listed boundary wall to create access for residential development – land south east of The Manor House, Riding Mill</p> <p>Main issues: loss of historic fabric and unacceptable alteration of the historic curtilage listed boundary wall.</p>	<p>Hearing date to be confirmed</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

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Northumberland

County Council

S106

Agreements Update Report

February – April 2023

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor Colin Horncastle

Purpose of report

For Members' information to report the agreement monitoring and collection of s106 contributions in the planning process. This is a monthly report and relates to agreements throughout Northumberland during the previous 2 months

Recommendations

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

Link to Corporate Plan

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

Key issues

This month's report provides details on new S106 agreements and unilateral undertakings completed during the months of February, March and April.



New Agreements

New Agreements completed and added to Database	
February	
21/04209/FUL	Doxford Farm Wedding Venue, Doxford,
22/00492/ful	Land at Alnwick Retail Park, Taylor Drive, Alnwick
March	
21/04037/ful	Land at SW of Elm Bank Farm Spittal
22/03609/AGT RES	Land at Waterside Cottage, Acklington, Morpeth, NE65 9AD (Appeal)
21/03415/ful	Bellingham Auction Mart
21/01613/ful	DOV for Land SW Wansbeck Hospital
10/S/00473/ful DofV	Land at Arcot, Cramlington
22/01602/FUL	Land at Units 1 to 4, 36 Northumberland Road, Tweedmouth
April	
22/01268/FUL	Land at Eastfield Lodge, C95 to Warworth Road passing Eastfield, Easfield,
22/04402/COU	Land at The New House, Foxton Road, Alnmouth
21/02505/CCMEIA	Land North East of Anick Grange Haugh, Anick Grange, Hexham
21/02505CCMEIA	Land NE of Annick Grange Haugh
14/00808/OUT	Land at Netherton Park, Northumberland (supplemental)
10/00267/CCMEIA	Halton Lea Gate (deed of variation)
21/04074/FUL	Land south of Greensfield Farm, Weavers Way, Alnwick

Contributions Received

Development	Type of Contribution	Amounts Received
19/01296/FUL Car Park of Fairnington Centre, Corbridge Road, Hexham	Affordable Housing	£294,987.18
22/02324 Lyndon House	Play Blyth	£1,684.00
21/00842/Vareia SWS Arcot	Travel Planning Scheme	£15,189.00
21/00842/Vareia SWS Arcot	Travel Plan Co-ordinator	£6075.00
21/00842/Vareia SWS Arcot	Local Centre Maintenance	£2,500.00
21/00842/Vareia SWS Arcot	Healthcare	£26,295.00
21/04209/ful Doxford Farm Wedding venue	Coastal Mitigation Service	£2,016.00
21/04037/ful landElm Bank Caravan Park Cow Road	Coastal Mitigation Service	£7,949
19/04986/ful Old Pump House Alnmouth	Coastal Mitigation Service	£710.21
19/04986/ful Lyndon House	Coastal Mitigation Service	£7,995.00
22/01309/out Westholme Farm Road East	Coastal Mitigation Service	£615.00
22/01268/ful Eastfeild lodge	Coastal Mitigation Service	£345.00
22/04402/cou	Coastal Mitigation Service	£345.63

Awards and Payments Made

Awards Paid Out	Project	Amount Paid
Broomhaugh and Riding Parish Council HDF 2022-185	Play Area	£2,082.00
Hexham and Tynedale Community Trust HDF 2021-183	Community Space	£17,359.20

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

Implications

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

Background papers

Planning applications and 106 Agreements

Report author and contact details

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