



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Rebecca Little

Email: Rebecca.Little@northumberland.gov.uk

Tel direct: 01670 622611

Date: Wednesday, 13 September 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE** to be held in **MAIN HALL - ST JAMES'S URC, POTTERGATE, ALNWICK, NE66 1JW** on **THURSDAY, 21 SEPTEMBER 2023** at **2.00 PM**.

Yours faithfully

Dr Helen Paterson
Chief Executive

To North Northumberland Local Area Planning Committee 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. **PROCEDURE TO BE FOLLOWED AT A PLANNING COMMITTEE** (Pages 1 - 2)

2. **APOLOGIES FOR ABSENCE**

3. **MINUTES** (Pages 3 - 6)

Minutes of the meeting of the North Northumberland Local Area Committee held on Thursday, 24 August 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. Disclosures at the rear of this agenda letter.

5. DETERMINATION OF PLANNING APPLICATIONS

(Pages 7
- 10)

To request the committee to decide the planning applications attached to this report using the powers delegated to it.

Please note that printed letters of objection/support are no longer circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>

6. **22/03367/OUT
RESUBMISSION – Outline Application with all matters reserved for construction of new extension to golf clubhouse, children play park, crazy golf course, two tennis courts, farm shop/hardware with offices above, golf driving range, microbrewery, and 21 dwellings (12 detaches bungalows and 9 two-storey houses)
Belford Gold Club and Driving Range, South Road, Belford, Northumberland, NE70 7DP**

(Pages
11 - 40)

7. **20/03156/FUL
Demolition of redundant Community Club and construction of 6No. residential units
Belford Community Club, West Street, Belford, NE70 7QE**

(Pages
41 - 62)

8. APPEALS UPDATE

(Pages
63 - 78)

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

9. S106 UPDATE

(Pages
79 - 82)

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.

10. DATE OF NEXT MEETING

The next meeting of the North Northumberland Local Area Committee is scheduled for Thursday, 19 October 2023

11. URGENT BUSINESS (IF ANY)

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

Registering Interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

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

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

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

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

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

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

Table 2: Other Registrable Interests

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

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



Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

A Welcome from Chairman to members and Members of the public present

Welcome to also include reference to

- (i) All Mobile phones should be switched to silent and should not be used during the meeting.
- (ii) Members are asked to keep microphones on mute unless speaking
- (iii) If any Member leaves and then returns to the room during consideration of an application then they may not take any further part in that application.

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote (by majority or Chair's casting vote)

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

NORTHUMBERLAND COUNTY COUNCIL

NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE

At the meeting of the **North Northumberland Local Area Planning Committee** held at Meeting Room 1, Berwick Leisure Centre, Tweedmouth, Berwick Upon Tweed, TD15 2AS on Thursday, 24 August 2023 at 2.00 pm.

PRESENT

G Hill
(in the Chair)

MEMBERS

C Hardy C Seymour
I Hunter

OTHER COUNCILLORS

OFFICERS

J Blenkinsopp	Solicitor
V Cartmell	Planning Area Manager - Development Management
L Dixon	Democratic Services Assistant
J Hudson	Planning Officer
R Little	Assistant Democratic Services Officer

Around 6 members of the press and public were present.

18 **PROCEDURE TO BE FOLLOWED AT A PLANNING COMMITTEE**

RESOLVED that this was noted.

19 **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Castle, Clark, Mather, Pattison, Renner-Thompson, Swinbank, Thorne and Watson

20 **MINUTES**

RESOLVED that the minutes of the meeting of the North Northumberland Local Area Committee held on Thursday 20 July 2023, as circulated, were confirmed as

Ch.'s Initials.....

a true record, and were signed by the Chair.

Councillor Hardy in the Chair.

21 **DETERMINATION OF PLANNING APPLICATIONS**

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

RESOLVED that this was noted.

22 **23/00824/FUL**

Proposed 5 bed new build house, Land South of Bowling Green, U3135 Swarland Village Loop Road, Swarland, Northumberland

J. Hudson – Senior Planning Officer, Introduced the application with the aid of a presentation.

Thomas Oliver spoke in support of the application and gave the following information:

- The new build would be a multi-generational family home.
- The applicant had received objections from the Parish Council and had since worked with NCC to make appropriate changes to the original plan.
- The trees surrounding the plot were protected trees.
- Drainage assessments had been completed with no objections from the LLFA.
- The application had been in collaborative development for 15 months to reach a final design with no objections.
- Plot B had received planning permission for a 2 storey, 4-bedroom house with no objections from the Parish Council.

Committee members were then invited to ask the planning officers questions on the application at hand. The following information was given:

- The location was acceptable; however, Highways had objected to the application based on sustainability namely the lack of sustainable transport links.
- The application had passed a foul drainage test, and the Parish Council were satisfied.
- The application would be surrounded by a natural tree line, therefore would not be seen from the road.

- There were no listed buildings nearby.
- The application would sit within the centre of the plot of land, with plot A & B being of similar sizes.

Councillor Hunter proposed to accept the officer’s recommendation to grant the application subject to the conditions outlined in the report. This was seconded by Councillor Seymour.

A vote was taken, and it was unanimous.

RESOLVED that the application be **GRANTED** subject to the conditions outlined in the report

23 **23/01126/FUL**

**Change of use from public land to residential land (garden use)
16 Etal Drive, Amble, Northumberland, NE65 0GS**

J. Hudson – Senior Planning Officer, Introduced the application with the aid of a presentation and gave the following update:

- An additional condition was to be added stating “Within 3 months of approval, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.”

Committee members were then invited to ask the planning officers questions on the application at hand. The following information was given:

- Northumberland County Council owned the land, and it would be rented out to the applicant.
- The applicant would maintain and look after the land for the duration of the rental agreement.

Councillor Hill proposed to accept the officer’s recommendation to grant the application subject to the conditions outlined in the report with the additional condition that “Within 3 months of approval, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority, and shall thereafter be implemented in complete accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.” . This was seconded by Councillor Hunter.

A vote was taken, and it was unanimous.

RESOLVED that the application be **GRANTED** subject to the conditions outlined in the report with the additional condition that “Within 3 months of approval, details of all proposed means of enclosure, and boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning

Authority, and shall thereafter be implemented in complete accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.”

24 **APPEALS UPDATE**

RESOLVED that this was noted.

25 **S106 UPDATE**

RESOLVED that this was noted.

26 **DATE OF NEXT MEETING**

The next meeting of the North Northumberland Local Area Planning Committee was scheduled for Thursday, 21 September 2023.

RESOLVED that this was noted.

CHAIR.....

DATE.....



Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA PLANNING COMMITTEE

21 SEPTEMBER 2023

DETERMINATION OF PLANNING APPLICATIONS

Report of the Director of Housing and Planning

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

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

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

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BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

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

Report author : Rob Murfin
Interim Executive Director of Planning and Local Services
01670 622542
Rob.Murfin@northumberland.gov.uk

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.

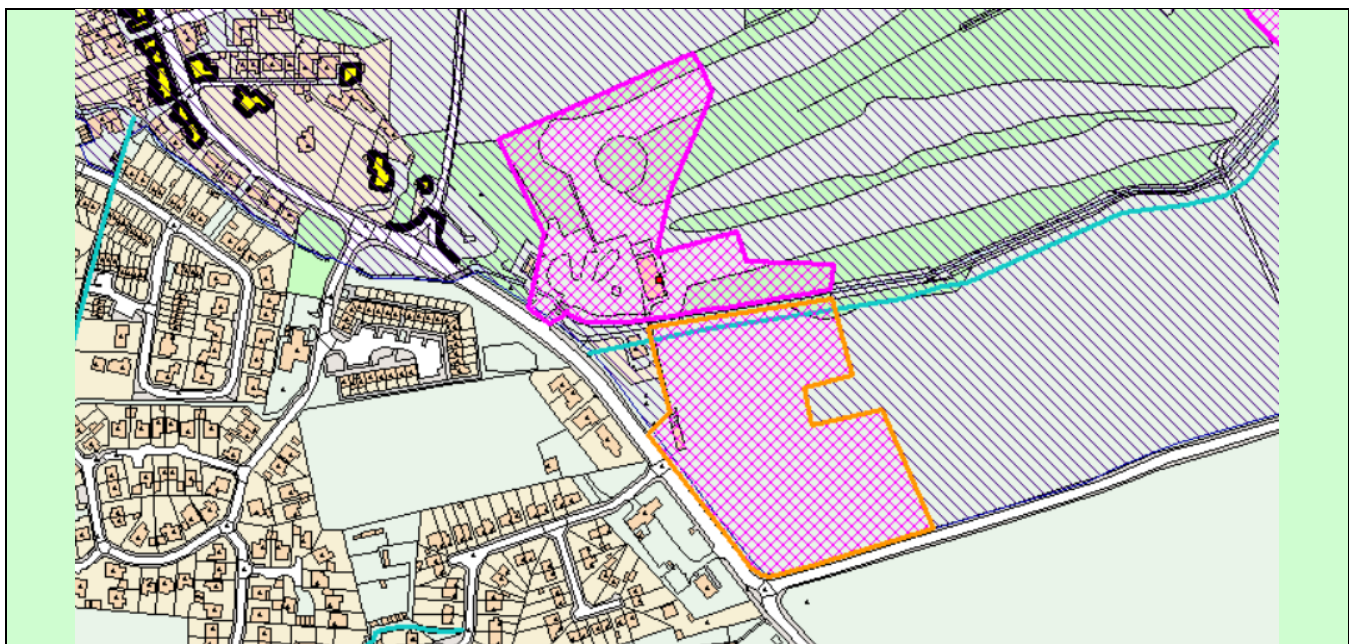


Northumberland County Council

North Northumberland Local Area Committee 21st Sept 2023

Application No:	22/03367/OUT		
Proposal:	RESUBMISSION - Outline Application with all matters reserved for construction of new extension to golf clubhouse, children play park, crazy golf course, two tennis courts, farm shop/hardware with offices above, golf driving range, microbrewery, and 21 dwellings (12 detached bungalows and 9 two-storey houses)		
Site Address	Belford Golf Club And Driving Range, South Road, Belford, Northumberland NE70 7DP		
Applicant:	Mr David and Michael Ratliff 49 St Georges Terrace, Jesmond, Newcastle upon Tyne, NE2 2SX	Agent:	Mr Tony Carter Carter-Smith Planning Consultants, 1st Floor, Hepscott House, Coopies Lane, Morpeth NE61 6JT
Ward	Bamburgh	Parish	Belford
Valid Date:	29 September 2022	Expiry Date:	30 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 REFUSED permission



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1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Committee Planning Committee following agreement between the applicant and the Head of Planning after a previous application (21/01414/OUT) was determined under delegated authority.

2. Description of the Proposals

2.1 The application seeks outline planning permission with all matters reserved for the construction of a new extension to a golf clubhouse, children's play park, crazy golf course, two tennis courts, farm shop/hardware with offices above, golf driving range, microbrewery, and 21 dwellings (12 detached bungalows and 9 two-storey houses) as set out in the submitted application documents, on land at Belford Golf Club, South Road, Belford.

2.2 The application site has an irregular shape and has a mostly flat and even topography. The site consists of a golf course and driving range with existing club house and car park accessed from South Road which bounds the site to the west. 3no residential bungalows (two under construction) which sit to the west of the site but within the boundary wall of the former Belford Hall estate utilise the same access but are out with the red line boundary.

2.3 The proposals include the construction of 21no dwellings on land to the south of Belford Burn arranged around a 'village green' with a new access taken from South Road opposite the Fire Station. The shop, business units and brewery would be arranged around the existing car park, whilst the driving range and tennis courts would be located to the south side of the burn and the play area and crazy golf would be adjacent to the extended club house.

2.4 The application site is located to the south of Belford Hall (Grade I Listed) and partially within the Belford Hall Registered Park & Garden (Grade II). It is also within the Belford Conservation Area and within the setting of a number of other listed buildings and structures. Further constraints include;

Area of High Landscape Value,
Coastal Mitigation Zone,
Flood Zone 2,
Main River 20m buffer,
Public right of way,
SSSI Impact Risk Zone.

2.5 HSE and Trunk road constraints were removed following the relocation of the proposed micro brewery and revision of the site boundary.

3. Planning History

Reference Number: 21/01414/OUT

Description: Outline Application (all matters reserved) for the Construction of 11 Dwellings within a Walled Garden; New Extension to Golf Clubhouse; Bowling Green and Play Park; Retail Units and Supermarket/Farm Shop; Football/Multi Sport Pitch; 2 Tennis Courts; 12 Detached Dwelling Houses; 14 Bungalows; Golf Driving Range; Micro-Brewery and Holiday Lodges

Status: Refused

Reference Number: 20/00097/ADE

Description: Proposed retention of 2No. signs adjacent to A1 Belford access
Status: Permitted

Reference Number: 19/00773/ADE

Description: Retrospective advertisement consent: 2 signs attached to poles.
Status: Application Returned

Reference Number: 19/03817/ADE

Description: Advertising consent for two post signs.
Status: Application Returned

Reference Number: N/04/B/0578

Description: Alterations and conversion of existing club house to form country club incorporating bedroom accommodation and associated guest facilities.
Status: Permitted

Reference Number: N/04/B/0177

Description: Proposed extension to clubhouse and formation of car park.
Status: Permitted

Reference Number: N/92/B/0596/P

Description: Three post mounted non-illuminated advertisement signs position of signs B & C received 12.12.92; details of signs B & C and position of sign A received 04.03.93
Status: Permitted

Reference Number: N/90/B/0551/P

Description: Golf course and club house-amended plans rec. 10.09.90.
Status: Permitted

Reference Number: N/90/B/0551/E

Description: Golf course and club house. details of floodlighting of driving range received 28.04.92. fencing and planting received 10th june 1992.
Status: Permitted

Reference Number: C/90/B/551

Description: Golf course and club house
Status: No Objection

4. Consultee Responses

Affordable Housing	Advice Provided
Belford & Middleton Parish Council	Belford PC objects to the proposal on the following grounds Overdevelopment Highway safety & traffic generation Visual amenity Flooding Ecology Lack of affordable housing & primary occupancy Housing need and lack of infrastructure Conflict with emerging Neighbourhood Plan
Building Conservation	Object - less than substantial harm identified (HIGH) - which needs to be outweighed by public benefit.

County Archaeologist	The proposed development site has potential to retain significant unrecorded archaeological remains. Such remains, if present, would be damaged or destroyed by the proposed development. It will therefore be necessary for the applicant to undertake a programme of archaeological evaluation (trial trenching) prior to the determination of this application.
County Ecologist	Further information required in respect of nutrient neutrality
County Ecologist (2)	<p>Objection - the following information is required prior to determination of the application:</p> <ul style="list-style-type: none"> o Revised/updated Ecological Impact Assessment. The submitted EclA only addresses impacts on great crested newts and bats. Please note the EclA submitted with refused application 21/01414/OUT is considered out of date and assesses the impacts of a different scheme and therefore cannot be used for this application without updates/revisions. o Details of avoidance, mitigation and compensation measures. o Completed Nutrient Neutrality Budget calculator and mitigation scheme. <p>Natural England must be re-consulted on this application when the Nutrient Neutrality information is submitted, and the LPA will be required to undertake a Habitat Regulations Appropriate Assessment.</p>
Countryside/ Rights Of Way	No objection, in principle, to the proposed development provided Public Footpath No. 4 is protected throughout. The applicant will need to consider whether fencing will be required to protect users of Footpath No. 4, as it appears from the submitted plans that the Driving Range is to be sited closer to the Footpath than where it was originally.
Education - Schools	The assessment of this development at this point in time indicates that no funding would be required to mitigate its impact on local educational infrastructure
Environment Agency	<p>We OBJECT to the proposed development as submitted for the following reasons;</p> <ol style="list-style-type: none"> 1. Unacceptable Flood Risk Assessment. 2. Fisheries: insufficient information has been submitted to assess the impact of the development on fisheries. 3. Ecology: inadequate evidence that the risks to protected species and habitats have been assessed and addressed satisfactorily. 4. Water Quality: Water Framework Directive Assessment required.

Environment Agency (2)	<p>We OBJECT to the proposed development as submitted for the following reasons;</p> <ol style="list-style-type: none"> 1. Flood Risk: unacceptable Flood Risk Assessment 2. Fisheries: insufficient information has been submitted to assess the impact of the development on fisheries. 3. Ecology: inadequate evidence that the risks to protected species and habitats have been assessed and addressed satisfactorily. 4. Water Quality: Water Framework Directive Assessment required.
Fire & Rescue Service	The Fire Service have no objection in principle to the above proposals.
Historic England	<p>Whilst the amount of development within the grade II registered Belford Hall Park and Garden has been reduced, the remainder would still have an impact upon its setting and the setting of the Grade I listed Belford Hall.</p> <p>The significance of the parkland, the hall and its immediate surroundings are closely linked and so the impact on setting caused by this level of development within a traditionally undeveloped area is a concern.</p> <p>The proposal would intrude noticeably into the setting Belford Hall and its park and garden disrupting its impressive visual and historic connection with the wider landscape.</p> <p>The proposal would cause harm to the significance of Belford Hall, the registered parkland and the conservation area to a degree that is at the upper end of less than substantial.</p> <p>Very considerable weight should be given to the conservation of grade I listed buildings such as Belford Hall in line with paragraph 199 of the National Planning Policy Framework (NPPF) and it is considered that it is unlikely that the proposal would present the amount of public benefit required to justify this.</p>
Highways	Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period.
Highways (2)	It is noted that a revised proposed site plan has been submitted which shows the Micro Brewery has been relocated to near the new extension to the clubhouse and farm shop/hardware and small offices area (Areas A and D).

	Additional information will be required before we can proceed further.
Highways (3)	Further to the information submitted to date, additional information will be required before we can proceed further.
Lead Local Flood Authority (LLFA)	We object to the proposed development on flood risk and drainage grounds. Whilst a flood risk assessment and drainage statement has been submitted with the application, further clarifications are required before the LLFA can recommend planning permission.
Lead Local Flood Authority (LLFA) (2)	Reviewing the submitted information we object to the proposed development on flood risk and drainage grounds. Whilst a flood risk assessment and drainage statement has been submitted with the application, further clarifications are required before the LLFA can recommend planning permission.
Lead Local Flood Authority (LLFA) (3)	Reviewing the submitted information we object to the proposed development. Whilst a flood risk assessment has been submitted with the application, no information on surface water disposal, attenuation and mitigation was contained within this document, nor within any other submitted document. We ask that a surface water drainage strategy be submitted for this development.
Lead Local Flood Authority (LLFA) (4)	Objection maintained. Whilst a flood risk assessment and drainage statement has been submitted with the application, further clarifications are required before the LLFA can recommend planning permission.
National Highways (formerly Highways England)	It is recommended that the application should not be determined until 20 April 2023 or until all matters, identified below, have been resolved to National Highways' satisfaction, whichever is the sooner. We note that the micro-brewery aspect of the proposed development is not dealt with within either the Transport Assessment, dated 10 March 2022, prepared by Egg Transport Planning, or the Planning Design and Access Statement, dated 12 September 2022, prepared by Carter-Smith Planning Consultants, submitted in support of the application. National Highways appreciate that the application is made in outline with access a reserved matter. However, access to the micro-brewery is taken from the track serving the sewage works. We have concerns regarding the intensification of the

	use of the track's existing junction with the B6349, due to its proximity to the junction with the A1.
National Highways (formerly Highways England) (2)	In light of the updated information received, we consider the need for further consideration of the development's impact at the SRN to be unwarranted. Accordingly, I enclose a National Highways Planning Response (NHPR 22-12) - Formal Recommendation to an Application for Planning Permission, dated 24 May 2023, offering no objection to the application being determined.
Natural England	No objection subject to appropriate mitigation for recreational pressure impacts on habitat sites (European Sites)
NHS NORTH EAST & CUMBRIA ICB	I can confirm we have no comment on the above application due to the small scale of the development.
Northumbria Ambulance Service	No response received
Northumbrian Water Ltd	The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. A condition is therefore requested to secure details of a scheme for the disposal of foul and surface water from the development.
Public Protection	No objection subject to conditions
The Gardens Trust	We note that the current application replaces 21/01414/OUT and draw your attention to our comments contained in our letter of 24 May 2021, many of which remain relevant to this application and are attached below for your information. In general, whilst we welcome the removal of the more intrusive elements to the north of the burn in the current application and the reduction of the impact on Belford Hall RPG, we still consider the proposals to be over development and urbanization of this semi-rural location. On the basis that the Heritage Statement concludes that there will be less than substantial harm caused to the Belford Hall RPG we do not wish to object to the application but unfortunately neither is it one which we welcome or can support. We therefore adopt a neutral stance and confirm that the Gardens Trust and Northumbria Gardens Trust have no further comments to add at this stage.
Waste Management - North	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	103
Number of Objections	39
Number of Support	44
Number of General Comments	0

Notices

Site Notice - Affecting LB, Conservation Area & PROW, posted 27th October 2022

Press Notice - Berwick Advertiser, published 6th October 2022

Summary of Responses:

39 objections received & 44 letters of support. Issues raised include

Objections

No need for another farm shop & lack of staff available to run existing shops
unnecessary development which would change the character of the village
proposed housing unlikely to meet local requirements for low cost housing
inappropriate development in a conservation area
impact on historic park and garden
impact on setting of Belford Hall
impact on local infrastructure
potential for flooding
impact on wildlife & trees
application documents inconsistent
impact on public right of way
inadequate access
siting of proposed micro brewery
the proposed development is speculative and inappropriately located
lack of demand, numerous empty shops on high street

Support

investment into the village would bring employment opportunities and potential
infrastructure improvements
the proposal would help the village to thrive
would be beneficial for the local community and tourists
the proposals would be greatly beneficial and attract more visitors
new facilities will aid the local community & economy
new sustainable development is needed which will enhance the Village's vitality and
benefit surrounding communities
the harm identified to heritage assets would be outweighed by public benefits
proposals would help to arrest decline in village shops & small start up offices would
aid new businesses
proposed sporting and leisure facilities would be a major benefit to the community
Belford is growing into quite a large town and is in need of extra services and sports
facilities

The proposals have the potential to materially rejuvenate the village and make Belford a more attractive place to live and visit

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=RI5ONPQSJMK00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (2022)

STP 1 - Spatial strategy (Strategic Policy)
STP 2 - Presumption in favour of sustainable development (Strategic Policy)
STP 3 - Principles of sustainable development (Strategic Policy)
STP 4 - Climate change mitigation and adaptation (Strategic Policy)
STP 5 - Health and wellbeing (Strategic Policy)
ECN 1 - Planning strategy for the economy (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
HOU 2 - Provision of new residential development (Strategic Policy)
HOU 3 - Housing requirements for neighbourhood areas (Strategic Policy)
HOU 5 - Housing types and mix
HOU 6 - Affordable housing provision (Strategic Policy)
HOU 7 - Exception sites
HOU 9 - Residential development management
HOU 11 - Homes for older and vulnerable people (Strategic Policy)
QOP 1 - Design principles (Strategic Policy)
QOP 2 - Good design and amenity
QOP 3 - Public realm design principles
QOP 4 - Landscaping and trees
QOP 5 - Sustainable design and construction
QOP 6 - Delivering well-designed places
TRA 1 - Promoting sustainable connections (Strategic Policy)
TRA 2 - The effects of development on the transport network
TRA 4 - Parking provision in new development
ICT 2 - New developments
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)
ENV 2 - Biodiversity and geodiversity
ENV 3 - Landscape
ENV 7 - Historic environment and heritage assets
ENV 9 - Conservation Areas
WAT 1 - Water quality
WAT 2 - Water supply and sewerage
WAT 3 - Flooding
WAT 4 - Sustainable Drainage Systems
POL 1 - Unstable and contaminated land
POL 2 - Pollution and air, soil and water quality
INF 1 - Delivering development related infrastructure (Strategic Policy)
INF 5 - Open space and facilities for sport and recreation
INF 6 - Planning obligations

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2023)

PPG - Planning Practice Guidance (2021, as updated)

6.3 Emerging Neighbourhood Planning Policy

Belford Neighbourhood Plan (submission draft) (2023)

Policy 1: New Housing Development

Policy 3: Accessible and Adaptable Housing

Policy 9: Rural Business Development and Tourism

Policy 13: Belford Conservation Area

Policy 16: Development and Water Quality

Policy 17: Valued Landscapes

6.4 Other Documents/Strategies

Planning (Listed Buildings and Conservation Areas) Act 1990

Historic Buildings and Ancient Monuments Act 1953

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 policy and guidance, development plan policies and other material planning considerations, and the advice of statutory consultees. In assessing this application, the key considerations are;

Principle,

~*General Principle,*

~*Housing,*

~*Employment/Retail,*

~*Community Facilities,*

~*Summary,*

Emerging Policy,

Impact on Landscape

Design & Amenity,

Heritage Impacts,

~*Listed Buildings,*

~*Registered Park & Garden,*

~*Conservation Area,*

~*Assessment,*

Archaeology,

Highways,

Ecology,

Environmental Protection,

Water Management,
Sustainable Construction,
ICT Infrastructure,
Healthy Planning, and
Planning Obligations.

Principle of Development

General Principle

7.3 Policy STP 1 of the NLP sets out a spatial strategy for the County, which seeks to direct the majority of development towards established settlements. Belford is identified as a Service Centre in the settlement hierarchy, which will accommodate employment, housing and services that maintain and strengthen its role. The application site is located on the edge of Belford on land to the south and east of the built up area of the village. Belford does not have a settlement boundary defined on the Local Plan Proposals Map, (please note Emerging Policy section below) and criterion e) of STP 1 supports sustainable development within, or immediately adjacent to the built up form of Main Towns, Service Centres, Service Villages, and Small Villages without defined settlement boundaries if it is:

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

7.4 It would be reasonable to surmise that a proposed development of 21no dwellings together with new retail and leisure facilities would be commensurate with the size of the settlement. Belford is a growing community of some 1,500 people supporting a range of shops and businesses. It can therefore also be concluded that the proposal at hand would reflect the role and function of the settlement.

7.5 The impact of the proposals upon the character, appearance and setting of the settlement and the surrounding countryside are discussed further below however it is acknowledged that site lies within a sensitive location where any development would potentially have an impact upon a number of designated and undesignated features. In order to be supported by spatial strategy policies, the proposal would need to have no adverse impact on the character, appearance or setting of Belford, nor the setting of the surrounding countryside. These factors are considered in more detail below.

Housing

7.6 Policy HOU 2 supports the delivery of new open market and affordable dwellings in a range of tenures, types and sizes where it is consistent with:

- a. The spatial strategy for Northumberland;
- b. Meeting the objectively assessed housing needs and housing priorities as identified through an up-to-date assessment; and
- c. Making the best and most efficient use of land and buildings, encouraging higher densities in the most accessible locations and the redevelopment of suitable previously-developed 'brownfield' sites wherever possible and viable to do so.

7.7 Further to the countywide housing requirements set out in Policy HOU 2, Table 7.1 of the NLP sets out an indicative requirement for Belford Parish to deliver 120 net additional dwellings over the plan period 2016-2036, Monitoring shows that to date, more than 180 new dwellings have been given permission and are either completed, under construction or yet to commence. Whilst the proposed housing requirement is exceeded by existing commitments, it should be noted that this requirement is not an upper ceiling.

7.8 Policy HOU 6 sets requirements for affordable housing provision. As Belford is within a medium value area, there is no requirement for a contribution of affordable housing as the development proposes fewer than 30 dwellings. Policy HOU 9 provides a number of criteria which new housing developments will need to adhere to, however these would be issues to be considered in any reserved matters application.

7.9 Paragraph 59 of the NPPF makes clear the Government's priority of significantly boosting the supply of homes. Northumberland's significant housing land supply shows that the county has already significantly boosted its housing land supply in accordance with this NPPF objective. Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. As one of the larger villages in the north of Northumberland, with a range of services, the level of housing that the development proposes to add to Belford's housing stock is reasonable.

7.10 The principle of housing as part of this application is currently supported, on the basis that it is considered to align with spatial strategy policies. However the emerging Belford Neighbourhood Plan (discussed further below) proposes a settlement boundary for the village which does not include the application site.

Employment/Retail

7.11 The proposal includes a retail outlet described as a farm shop selling hardware goods as well as offices above, a micro brewery and an extension to the existing golf clubhouse. Policy ECN 12 states that the growth of the rural economy will be encouraged through facilitating the formation, growth and up-scaling of businesses in rural locations, within constraints. It also states that rural service centres should be supported as the most accessible and suitable hubs for rural economic growth.

7.12 Policy ECN 13 states that the role of rural locations in providing employment opportunities to meet the needs of those living in such areas is recognised. In the countryside, development that will generate employment opportunities proportionate to the rural location will be supported where three criteria apply, two of which require further consideration in this context. These are:

- Existing buildings are reused or, where this is not possible, new buildings that contribute positively to the local landscape character and where applicable local building traditions; and
- The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places.

7.13 This aspect of the proposal does not involve re-using existing buildings, however it is not possible to assess the contribution that it would make to the local landscape character at the outline application stage.

7.14 Paragraph 80 of the NPPF makes clear that planning policies should help create the conditions in which businesses can invest, expand and adapt. Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well designed new buildings. Paragraph 84 adds that decisions should recognise that sites to meet local businesses and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. In these circumstances, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

7.15 In summary, the retail and employment development proposed have the potential to be supported by policy, including once the settlement boundary carries full weight.

Community Facilities

7.16 The proposal includes a number of community facilities; namely a children's play park, crazy golf course and two tennis courts. Policy INF 2 states that improvement in the quantity, quality, accessibility and range of community services and facilities, and the provision of new services and facilities where these meet an identified need, will be supported. This is subject to conformity with policies elsewhere in the Local Plan which seek to ensure any significant adverse effects on the environment, habitats, heritage assets and local amenity can be avoided through good design and siting of development, or that those effects can be suitably compensated or mitigated.

7.17 This element of the proposal is therefore supported by policy, albeit on condition that it does not have significant adverse effects on the local environment, including heritage assets.

Summary

7.18 In summary, the position regarding this proposal is complex. As a development that is adjacent to the Service Centre of Belford, the majority of the proposal's individual elements could be supported by Policy STP 1 on the proviso that there would be no adverse impact on the character, appearance or setting of Belford, nor the setting of the surrounding countryside.

Emerging Policy

7.19 Belford Parish is designated as a Neighbourhood Area for the purposes of neighbourhood planning and a draft Neighbourhood Plan covering the area has recently been subject to independent examination. Paragraph 48 of the NPPF sets out the weight that can be attributed to the relevant policies according to three criteria - the stage of preparation, the extent of unresolved objections and consistency with the NPPF. Having completed its external examination stage, the County Council are currently reviewing the Inspector's recommendations. The draft policies contained within the NP can be afforded increasing weight in the assessment of planning applications. Policies relevant to this application are highlighted below.

7.20 Policy 1 of the NP defines a settlement boundary for the village of Belford. This boundary excludes the application site with the policy stating that land outside the defined settlement boundary will be treated as countryside whose intrinsic character and beauty must be recognised in all decision making on development proposals in those areas. New housing development in the countryside will not be supported other than in accordance with set criteria, including affordable housing to meet identified local needs (none of which is included in these proposals), or proposals for the construction of single self-build or custom-build dwellings located within or immediately adjacent to a range of named hamlets.

7.21 Policy 3 supports the provision of housing specifically designed for occupation by older people within the Neighbourhood Area provided no significant adverse impact arises to residential amenity and highway safety and subject to compliance with relevant policies elsewhere in the development plan.

7.22 Policy 9 sets out support for new business premises and the expansion of existing businesses. Outside the settlement boundary this is subject to compliance with other limitations and requirements created by relevant policies in the development plan. The NP takes a less restrictive approach to this type of development than would be the case under the NLP were the settlement boundary already defined. Such buildings would need to accommodate the sustainable growth or expansion of a business and/or provide accessible services and facilities to meet the needs of the local community and visitors to the area, as well as being accessible from the village on foot, by cycling or by public transport and be well-designed.

7.23 Development within or affecting the setting of the Conservation Area is addressed by Policy 13. This reflects the requirements of the NPPF and the NLP in stating that development within or affecting the setting of the Belford Conservation Area will be expected to preserve or enhance the character or appearance and quality of the Conservation Area and also make a positive contribution to local character, and distinctiveness, through the careful use of materials and design.

7.24 The design of new development is considered under Policy 14, which expects new development to incorporate high quality design and demonstrate (amongst a range of criteria) how local context and character are respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, and means of enclosure. Given the outline nature of the application this would not be determinative at this stage.

7.25 Finally Policy 17 states that key views to Belford Hall Estate are recognised as features characteristic to the settlement that are sensitive to change within the surrounding landscape. Proposals for development on the settlement edges of Belford that affect these areas of higher landscape sensitivity will not be supported unless it is demonstrated that the development can be sensitively accommodated in the landscape without significant adverse effect on important views into and out of the settlement.

7.26 In summary it is evident that the proposals would not wholly align with the draft Neighbourhood Plan policies, however whilst increasing weight can be applied, they should not yet be used as refusal reasons in their own right.

Impact on Landscape

7.27 Policies STP 3, HOU 9, QOP 1, QOP 2, QOP 6, ENV 1, ENV 3, ENV 7 and ENV 9 are all relevant to matters relating to landscape (and townscape) and the context in which a proposal will be viewed. Policy ENV 3 specifically relates to landscape and states that proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character. This reflects paragraph 174 of the NPPF which states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

7.28 The National Design Guide forms part of the Planning Practice Guidance and should be read alongside other guidance on the design process and tools. It is relevant here insofar as it pertains to context, identity and built form. Well-designed new development should respond positively to the features of the site itself and the surrounding context beyond the site boundary. This should be shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them, whilst built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. Together they create the built environment and contribute to its character and sense of place.

7.29 The Northumberland Key Land Use Impact Study is part of the evidence base that informs the NLP and is a material consideration. This document states that characteristic views to and from Belford Hall should be retained when considering proposals for new development. It is recommended that key views to and from the settlement should be retained and that potential effects on key landscape characteristics as a result of new development need to be considered. It is likely that the proposals would affect views to Belford from the south, as well as views out of Belford Hall looking south.

7.30 Although an LVIA has not been submitted with the proposals, it is difficult to see how these effects could be mitigated and as such, it is considered unlikely that the development could be considered to conserve or enhance the natural beauty and may adversely impact the character of the settlement and its wider setting.

Design & Amenity

7.31 NLP design-related Policies HOU 9, QOP 1 and QOP 2, together with draft NP Policy 14 need to be taken into consideration in the context of the design, scale and massing of any development and the impacts it may have upon residential amenity both of existing and future land users.

7.32 Policy QOP 1 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, incorporate green infrastructure and opportunities to support wildlife and make provision for efficient use of resources, be adaptable to a changing climate and ensure the longevity of buildings and spaces.

7.33 Policy QOP 2 goes on to say that the physical presence and design of development proposals should preserve the character of the area and not have a visually obtrusive or overbearing impact on neighbouring uses, while outlook from

habitable areas of the development should not be oppressive and the best outcomes for outlook are achieved wherever possible.

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

7.35 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.

7.36 The National Design Guide is again relevant here, providing guidance on design and illustrating how well-designed places that are beautiful, enduring and successful can be achieved. High quality design supports the creation of good places and has a positive impact on health, wellbeing, and happiness. The highest standards of design can be achieved to create new vibrant places which are distinctive, safe, and pleasant, easy to move around, welcoming, adaptable, and sustainable. Good design should:

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

7.37 The scale, massing, materials, and design features proposed should reflect the edge of settlement location and its setting within the context of existing built form as well as the surrounding heritage assets and wider landscape and townscape settings. Although indicative plans have been submitted, as the application is in outline with all matters reserved, it is not possible to fully analyse the impact the proposals may have on the landscape and the character of the surrounding area.

7.38 The impact of the proposals on the various heritage assets is discussed in the next section, however it is worth noting here that Policy ENV 9 of the NLP requires the submission of detailed plans with outline applications in conservation areas, in order to determine the effect of proposals upon the designated area. It goes on to state that outline permission will not be granted unless sufficient supporting information by which the impact of the proposed development on the character and appearance of the conservation area can be judged is submitted with the application. As no detailed plans have been submitted, the proposal is not in accordance with the development plan in this respect.

Heritage Assets

7.39 The application site is located within the settings of the Grade I listed Belford Hall, Grade II listed Belford Registered Park & Garden and is within the Belford Conservation Area. There are also a number of other designated assets nearby including the Grade II listed South Lodge and Grade II listed South Gateway to Belford Hall and as such special attention must be paid to the desirability of

preserving or enhancing the character or appearance of these designated heritage assets.

7.40 The legislative framework has regard to Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Local Planning Authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses and the desirability of preserving or enhancing the character or appearance of the conservation area.

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

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

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

7.43 This is echoed by Policies ENV 7 and ENV 9 of the NLP which state that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings and ensure that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance.

Listed Buildings

7.44 Belford Hall is a mid-18th-century country house in the Palladian style, built for Abraham Dixon by the architect James Paine between 1743 and 1756. Listed Grade I, for its exceptional interest, the significance of the heritage asset and its setting are of national importance. The hall is set on rising ground to the north of the application site and has commanding views over it. The buildings proposed to be clustered around the existing golf club house would be partially screened from these views, however the proposed housing and driving range south of Belford Burn would not.

7.45 The application site is adjacent to the south entrance and approach drive to the hall and has been the main approach to the Hall since the 1800s. It enters the site off the south end of Belford High Street, 600m south of the Hall. The entrance is flanked by stone piers, which are in turn flanked by a further pair of piers which formerly supported gates to pedestrian entrances. The gateways are in turn flanked by convex stone walls leading back out to the road (the whole entrance is Listed Grade II). Although adjacent to the site, these features are screened from it by the same group of trees that screen the golf club house from the hall.

7.46 North of the gateway, on the west side of the drive, stands a single storey stone lodge (listed grade II) with a small portico overlooking the drive, built in 1818 Greek Revival style and also by John Dobson. From here the south drive curves gently

northwards through the park, breasting a gentle slope and overlooked by the Hall. Again, this is screened from the proposed application site by the trees.

7.47 Significance, however, is also attributed to 'setting'. Just because the proposals may not be seen from a given point does not mean its impact is diminished. In this case the immediate 'setting' of South Lodge and its entrance Gateway has high aesthetic value as it was designed to be part of the landscaped parkland into which it is now proposed to introduce new development.

Belford Hall RP&G

7.48 The application site lies partially within the Grade II listed Registered Park and Garden, a mid-18th Century 'park and pleasure ground' surrounding Paine's country house, with later landscaping in the early 19th Century, possibly to designs by John Dobson. The significance of the Grade I Hall, set in designed formal and informal grounds which provide its immediate and wider setting, is exceptional. Hence this has been acknowledged by the protection and designation of the land of the designed gardens and parkland as a Registered Park and Garden. The significance of the RP&G is clearly set out in its detailed listing description. It has high aesthetic value, high historical value (illustrative of 19th Century landscape design and associative as the work John Dobson), high communal value and has potential for evidential value (garden archaeology).

7.49 Dobson's interventions in the early 1800s, specifically included the landscaped design and laid out the south approach, as a tree lined route allowing glimpses into the parkland. The fishpond and spinneys designed and incorporated as focal points in the park. Hence the RP&G encompasses all the phases of landscape development - gardens, pleasure grounds and parkland - for the precise reason that each individual element combines to form the high significance of the whole.

7.50 The Gardens Trust has responded to consultation welcoming the removal of the more intrusive elements of the earlier scheme to the north of the burn in the current application and the reduction of the impact on Belford Hall RP&G. However, they still consider the proposals to be over development and urbanization of this semi-rural location. On the basis that the Heritage Statement concludes that there will be less than substantial harm caused to the Belford Hall RP&G have not objected to the application but neither do they welcome or support it. They therefore adopt a neutral stance.

Belford Conservation Area

7.51 Belford Conservation Area covers the historic core of the settlement and extends northwards to encompass scheduled monuments and east and south to encompass all the Belford Hall Registered Park.

7.52 The entire site falls within Belford Conservation Area. As noted above the application is contrary to Policy ENV 9 (4) as the application is in outline, with no detailed designs, or supporting Visual Impact Assessment. The Local Plan requires the submission of detailed plans to allow the effect of any development to be assessed. The policy is clear that the LPA will not grant outline planning permission, unless sufficient supporting information is provided to allow the impact of development on the character and appearance of the conservation area to be judged.

7.53 It is noted that indicative house types have been submitted including "Typical 2 Bed Bungalow 1594/04" & "Typical 4 Bed House Elevations 1594/06" which both show standard brick-built dwellings. However, the Heritage Statement includes indicative stone-faced "Typical Luxury 5 Bed House dwellings 1594/03" in the Appendix. Standard brick-built construction, such as those shown on indicative house elevations, would introduce modern nondistinctive dwellings into the impressive views and panoramic vistas within the conservation area boundary.

7.54 The indicative plans would not accord with Policy ENV 9. c. which states that development must respect existing architectural and historic character by having regard to (ii) the design, positioning, grouping, form, massing, scale, features, detailing and the use of materials in existing buildings and structures.

Assessment

7.55 Even development of low scale and massing would be prominent and harmful in views south from Belford Hall, which has a raised vantage point over the parkland landscape beyond. The Grade I listed Belford Hall has a protected setting, designating as an RP&G, the vista, panoramas, and views to and from the Hall should not be built upon. As set out in the NPPF (paragraph 193) when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). In this case the greatest weight needs to be awarded to the protection of the parkland, it is the setting of a Grade I listed Hall and is protected for its own aesthetic, historical and communal value.

7.56 The NPPF advises that any harm to, or loss of, the significance of a designated heritage asset from development within its setting should require clear and convincing justification. This is irrespective of whether any potential harm amounts to 'less than substantial harm', 'substantial harm' or 'total loss' to its significance. The quantum of development proposed has been reduced from the last application, however, the proposed houses and bungalows and the driving range are still proposed to be located in the open parkland south of Belford Burn. Any modern development in this location would cause 'less than substantial harm' to the parkland setting of the Hall as it would obstruct views towards the Hall and impact on views from it.

7.57 This view is backed up by Historic England, who consider that the proposal would intrude noticeably into the setting of Belford Hall and its park and garden, disrupting its impressive visual and historic connection with the wider landscape. The proposal would cause harm to the significance of Belford Hall, the registered parkland and the conservation area to a degree that is at the upper end of less than substantial.

7.58 It is accepted that Phases A & D would, to some extent, be screened by the tree belt to the east of south lodge and the introduction of outdoor recreation facilities - crazy golf, children's outdoor play area and tennis courts would be less obtrusive in the open parkland, due to the lack of permanent brick built structures. However, the proposed driving range building and dwellings would result in harm, individually and cumulatively, when assessed against Policy ENV 9 (2). This is private open space which is integral to the special character of a conservation area as the parkland a. contributes to the area's special historic interest; b. is important spatially and visually to the landscape qualities of the conservation area; and c. provides views or vistas into, out of or within the conservation area.

7.59 The applicant's Heritage Statement argues that the amended proposals have been designed to maximise the cover provided by the topography and natural vegetation to minimise the potential adverse impacts to the significance of the heritage assets. The HS does conclude, overall, the proposal would result in 'less than substantial harm' to the character and appearance of the conservation area, the RP&G, and the setting of the RP&G. The Built Heritage Officer agrees with this assessment, however they consider the level of harm within this category to be high.

7.60 The NPPF advises that any harm to, or loss of, the significance of a designated heritage asset from development within its setting should require clear and convincing justification. This is irrespective of whether any potential harm amounts to 'less than substantial harm', 'substantial harm' or 'total loss' to its significance. Any development would cause 'substantial harm' in this context due to high significance.

7.61 Any harm to a heritage asset then requires clear and convincing justification and a public benefit to outweigh the harm (NPPF paragraph 195-6). Clear and convincing justification has not been provided. Very considerable weight should be given to the conservation of grade I listed buildings such as Belford Hall in line with paragraph 199 of the NPPF and it is considered that it is unlikely that the proposal would present the amount of public benefit required to justify this.

7.62 No evidence has been presented for a substantial public benefit being delivered to outweigh development on land which is protected for its aesthetic, historic and communal value. Insufficient information submitted by virtue of the application being submitted wholly in outline. However, even with the submission of additional supporting information, the concerns relating to the harm which would result to the heritage assets identified, are so fundamental that no reasonable action is likely to address these concerns.

Archaeology

7.63 The County Archaeologist has responded to consultation noting that the proposed development site is located south of and outside the historic core of the settlement of Belford and that most known heritage assets recorded by the HER in proximity to the site are associated with historic buildings in Belford rather than archaeological remains. It is noted that a walkover exercise undertaken as part of an earlier Heritage Impact Assessment (submitted with the previous application) did not observe any visible archaeological remains. Ridge and furrow earthworks recorded north and south of the site suggest the area was in agricultural use during the post-medieval period. No historic earthworks are visible within the site, though evidence of former ridge and furrow earthworks were recorded within the site by the geophysical survey. A further geophysical survey undertaken to inform the present application (May 2022) identified a number of anomalies which have been interpreted as being of potential archaeological origin.

7.64 Until the results of the geophysical survey are tested by intrusive assessment (ie by trial trenching) it will not be possible to quantify the impact of the proposed development on the significance of the archaeological resource. It is anticipated that any unrecorded archaeological remains within the site would be damaged or destroyed by the proposed development.

7.65 The County Archaeologist concludes by recommending that the applicant commissions a programme of archaeological field evaluation prior to the determination of this application, the results of which would inform the need for and

scope of an appropriate programme of archaeological mitigation, if required, consistent with paragraphs 56 and 205 of the NPPF and Policy ENV7 (7) of the Northumberland Local Plan. As this information has not been forthcoming the proposals are not consistent with the development plan and an appropriate refusal reason is recommended below.

Highways

7.66 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.

7.67 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.

7.68 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.

7.69 The Local Highway Authority responded to initial consultation requesting additional information in respect of access, updated transport assessment, proposed internal layout, surface water drainage, etc. The applicant provided some of the information requested whilst pointing out that the outline nature of the application is such that much of what was being requested could be conditioned for further assessment at reserved matters stage. However, as information pertinent to the outline stage (in relation to ensuring the principle of the development can be safely achieved) is still outstanding, there is insufficient information to fully assess the proposals. As such they are not in accordance with highways policy and a refusal reason is recommended below in this respect.

7.70 When the application was first submitted it was proposed to locate the micro brewery near the existing sewage pumping station to the east of the site with access taken via a lane off the B1342 close to the junction with the A1. Due to the potential for increased traffic in close proximity to the strategic road network (SRN), National Highways raised an objection and requested additional information. Subsequently the applicant removed the proposed brewery from this location, relocating it to the area adjacent to the golf club house. As such National Highways were satisfied that

the proposals would no longer have a significant impact upon the SRN and withdrew their objection.

Ecology

7.71 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.

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

7.73 The County Ecologist responded to initial consultation requesting further information in respect of Nutrient Neutrality, a revised/updated Ecological Impact Assessment, details of avoidance, mitigation and compensation measures. Whilst noting that the application is supported by an ecology assessment the submitted EclA only addresses impacts on great crested newts and bats is considered to be out of date. Furthermore it assesses the impacts of a different scheme (the previous iteration of the proposals) and therefore cannot be used for this application without updates/revisions. As no updated information has been received the proposals cannot be fully assessed and as such are contrary to the development plan. A refusal reason is recommended below in this respect.

Protected Sites - Nutrient Neutrality in the Lindisfarne Catchment

7.74 The proposed development is within the Lindisfarne Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) catchment and could increase nitrogen levels in these protected sites through increases in sewage discharges, whether these are going to a private sewage treatment plant or a Northumbrian Water sewage treatment works. Natural England published advice in March 2022 concerning the need to achieve nutrient neutrality from developments within Lindisfarne catchment streams.

7.75 This planning application must therefore be supported by a completed Nutrient Budget showing how the level of nitrogen entering the protected area would change should the proposed development be implemented. It is only then possible to grant permission for the development if the nutrient budget shows that there will not be a net increase in nitrogen levels in the protected area as a result of the development. The submitted Flood Risk Assessment, Surface and Foul Water Drainage Strategy does not address this.

7.76 Upon receipt of this information the LPA would then be required to undertake a Habitat Regulations Appropriate Assessment, however as this information has not been forthcoming it is not possible to fully assess the potential impacts of the proposals in this respect and a refusal reason is recommended below.

Protected Sites - Coastal Mitigation

7.77 As this is a proposed residential development within 10km of the coast, consideration must be given to the impact of increased recreational disturbance on bird species that are interest features of the coastal SSSIs and European sites and on dune grasslands which are similarly protected.

7.78 The Council operates a scheme whereby developers can pay a contribution into a strategic mitigation service which is used to fund coastal wardens who provide the

necessary mitigation. Contribution to the Coastal Mitigation Service enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly, it enables a conclusion of no adverse effect on the interest features of coastal SSSIs.

7.79 The contribution for major developments (10 or more units) is set at £615 per unit within 7km of the coast and therefore the contribution for this proposal of 21 units would be £12,915. This would be secured by a S.106 agreement payable on first occupation, or by unilateral undertaking payable prior to commencement for schemes that do not otherwise have S.106 agreements. Whilst the applicant has indicated their agreement to this, as no S106 agreement has been signed a refusal reason is included below in this respect.

Environmental Protection

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

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

7.82 The Council's Environmental Protection team have raised no objections to the proposals in respect of potential contamination or ground gas, subject to the conditions set out below, which are required to ensure the risks arising are minimised and are not prejudicial to health and amenity.

Water Management

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

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

7.85 The LLFA responded to initial consultation requesting further information in the form of a surface water drainage strategy and Flood Risk Assessment (FRA). Through several rounds of consultation the LLFA has been unable to recommend approval of the proposals and as no further updates have been received from the applicant for a number of months, it is considered that insufficient information is available to fully assess the proposals. As such they are contrary to the development plan.

7.86 In addition to the above it is noted that the Belford Burn, which passes through the centre of the application site, is classified as a Main River. The Environment Agency has also objected due to lack of information, with specific regard to the FRA and lack of information available to assess the impact of the proposed development on fisheries. As no further information has been forthcoming, a refusal reason is recommended below.

Sustainable Construction

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

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

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

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

ICT

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

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

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

Healthy Planning

7.94 Policy STP 5 of the NLP addresses health and wellbeing and recognises the value of ensuring development has access to a range of facilities. The policy requires that a Healthy Planning Checklist is completed for all major development proposals, to determine whether the potential impact on health resulting from the development warrants any further assessment. The applicant has submitted the required checklist and it is considered that no further assessment is required. The proposals are therefore in accordance with Policy STP 5 of the NLP.

Planning Obligations

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

Coastal Mitigation

7.96 As noted above, contribution to the Coastal Mitigation Service enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly it enables a conclusion of no adverse effect on the interest features of coastal SSSIs.

7.97 The contribution per residential unit in this location would be £615 giving a total for the proposed development of £12,915, however as no agreement has been completed a refusal reason is recommended below.

Open Space

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

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

7.99 Where applications are received in outline and the number and type of dwellings are unknown, the open space and provision for children and young people requirement will be estimated by applying a minimum density of 30 dwellings per hectare gross housing development and an assumed mix of 40% 2 beds, 40% 3 beds, 20% 4 beds. This will provide an initial guide to the likely requirements. The initial figure will be updated by a detailed calculation based on the number of dwellings, once a reserved matters application is submitted. A review mechanism will

be included in the planning obligation to ensure that the appropriate modified calculation, based on the number and size of dwellings permitted, can be undertaken to achieve the appropriate contribution.

7.100 Given the mixed use nature of the application however and that the number of dwellings proposed is included in the description of development and indicative floor plans have been submitted for the proposed dwellings, it is considered appropriate to base this calculation upon those indicative drawings, rather than the whole of the area included within the red line boundary. It is also accepted that the proposal includes elements of "community facilities" that are likely to fall within notions of open space and/or provision for children and young people.

7.101 Having regard to the requirements set out in Appendix H1 of the NLP, it is considered appropriate to seek a contribution towards the parks and gardens element of the open space requirements with amenity space and children/young people's provision secured on site. Based on the indicative plans supplied showing 2-bed bungalows and 4-bed houses, this would nominally be £14,739.30. However as no agreement has been completed in this respect a refusal reason is recommended below.

Other Matters

7.102 The concerns raised in the objections received and the points raised in the letters of support received are noted and have been taken into account in the assessment of the application.

Procedural Matters

Equality Duty

7.103 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

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

Human Rights Act Implications

7.105 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.

7.106 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.

7.107 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 On the basis of the above assessment the proposal would be contrary to both national and local planning policies and as such is being recommended for refusal. There are no material considerations that indicate a decision should be made otherwise.

9. Recommendation

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

Conditions/Reason

1. Impact on Heritage Assets

The proposed development would fail to preserve the significance and setting of the identified heritage assets. It would cause harm to the significance and setting of the Belford Hall Registered Park & Garden (RP&G) (Grade II) Belford Hall (Grade I); South Lodge (Grade II); South Gateway to Belford Hall (Grade II) and Belford Conservation Area. The level of harm has been identified as 'less than substantial harm' and this would not be outweighed by the public benefits arising. As such the proposals are contrary to Chapter 16 of the NPPF and Policies ENV 1, ENV 7 and ENV 9 of the Northumberland Local Plan.

2. Archaeology

There is the potential for the proposed development to impact upon below ground heritage assets of archaeological interest however, insufficient archaeological evaluation of the development site has been undertaken or submitted in support of the application. It has therefore not been demonstrated that there would be no unacceptable harm to the potential heritage asset and as such the development would be contrary to the provisions of the NPPF (paragraph 205) and Policy ENV 7 (7) of the Northumberland Local Plan.

3. Ecology

Insufficient information has been submitted in support of the application in respect of ecological impact of the proposal. The application fails to demonstrate how it would protect and enhance the biodiversity and geodiversity of the borough, especially those areas designated as of international, national and local importance, due to a lack of information submitted. It has therefore not been demonstrated that there would be no unacceptable harm to any protected species, wildlife diversity and protect ecological sites and as such the development would be contrary to the provisions of the NPPF (Chapter 15) and Policies ENV 1 and ENV 2 of the Northumberland Local Plan.

4. Nutrient Neutrality

Insufficient information has been provided to show how the proposed development would achieve nutrient neutrality (i.e. no new nutrient burden) within the Lindisfarne SPA catchment. This information is required to enable the Local Planning Authority to carry out a Habitats Regulations Assessment. The LPA is legally required to carry out a Habitats Regulations Assessment of proposals which may impact European Sites and to carry out Appropriate Assessment where mitigation is required to prevent impacts. As insufficient information has been submitted, the proposal is contrary to Policies ENV 1 and ENV 2 of the Northumberland Local Plan and the NPPF.

5. Surface Water Drainage

The application has failed to demonstrate that appropriate surface water drainage can be successfully achieved on site and that the proposed development would not increase the risk of flooding to the area. Furthermore insufficient information has been submitted to demonstrate whether the proposed surface water discharge would have a detrimental impact on the habitat/species of the Belford Burn. The proposals are therefore contrary to Policies ENV 1, ENV 2, WAT 2 and WAT 3 of the Northumberland Local Plan and the NPPF.

6. Flood Risk

The Belford Burn (a Main River) passes through the application site). The submitted Flood Risk Assessment (FRA) does not adequately assess the flood risks posed by the proposed development. In the absence of an acceptable FRA the proposals are contrary to Policy WAT 3 of the Northumberland Local Plan and the NPPF.

7. Fisheries

The proposed development has potential to have a detrimental effect on the species/population and its habitat along the Belford Burn. The application does not include adequate information about the measures proposed to protect Atlantic Salmon (*Salmo salar*), European eel (*Anguilla anguilla*) and Brown / Sea trout (*Salmo trutta*) in this location. The proposal is therefore contrary to Policies ENV 1 and ENV 2 of the Northumberland Local Plan and paragraphs 174 and 180 of the NPPF.

8. Highways

The proposed scheme has failed to address concerns in relation to highway safety with particular regard to vehicular access to the site and therefore does not comply with Policies TRA 1 and TRA 2 of the Northumberland Local Plan or the NPPF.

9. Open Space

A Section 106 Agreement has not been completed to secure open space contributions which are considered necessary to mitigate the impacts of the proposed development. This would be contrary to Policies STP 3, STP 5, INF 1, INF 5 and INF 6 of the Northumberland Local Plan and the NPPF.

10. Coastal Mitigation

In the absence of a completed planning obligation securing a financial contribution to the Council's Coastal Mitigation Service or any other satisfactory alternative mitigation the proposed development will have an adverse effect on the integrity of the Northumbria Coast SPA and therefore approval of this application would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017. Similarly it will have an adverse effect on the interest features of the Northumberland Shore SSSI and therefore approval of the application would be inconsistent with the Local Planning Authority's duties under S.28G of the Wildlife and Countryside Act 1981 as amended. The proposals are therefore contrary to Policy INV 6 of the Northumberland Local Plan and the National Planning Policy Framework (NPPF).

Informatives

N/A

Background Papers: Planning application file(s) 22/03367/OUT

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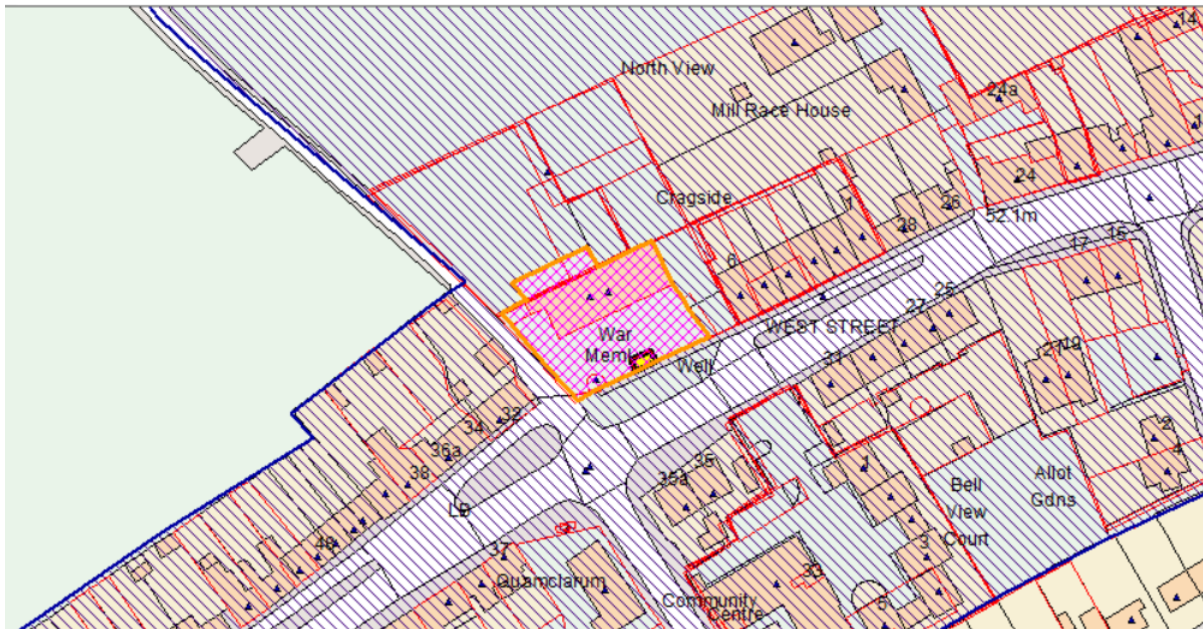


Northumberland
County Council

North Northumberland Local Area Committee
21st September 2023

Application No:	20/03156/FUL		
Proposal:	Demolition of redundant Community Club and construction of 6No. residential units		
Site Address	Belford Community Club, West Street, Belford, NE70 7QE		
Applicant/ Agent	Mr Michael Rathbone 5 Church Hill, Chatton, Alnwick, NE66 5PY		
Ward	Bamburgh	Parish	Belford With Middleton
Valid Date	10 December 2020	Expiry Date	4 February 2021
Case Officer Details	Name: David Love Job Title: Senior Planning Officer – Minerals and Waste Tel No: Email: David.love@northumberland.gov.uk		

Recommendation: That this application be approved subject to the conditions, final approval of updated bat surveys from the County Ecologist, and the successful conclusion of a section 106 legal agreement for the payment of £3,690 towards the Coastal Mitigation Strategy and details of nutrient neutrality offsetting.



1.Introduction

1.1 This application is deemed appropriate for determination by the area planning committee by virtue of public interest.

2.Description of the Site and Proposals

2.1 The site to which the application relates to is Belford Community Club and surrounding land. Belford Community Club is an unlisted building in the Belford Conservation Area. While altered it dates to the late C18 and has evidential, communal, historical and aesthetic significance

2.2 The proposal to which the application relates is to demolish the existing disused club and replace with a residential development consisting of 4 no town houses and 2 no two storey properties. These will fit onto the site in an 'L' shape with the 3-storey section kept to the back (North) of the site. The area in front of the dwellings is to be used as a parking area and access road. Further parking is proposed to the north of the site.

3. Planning History

Reference Number: 11/02245/FUL

Description: Installation of roof solar panels

Status: PER

Reference Number: N/78/B/0066/P

Description: Alterations and extensions

Status: PER

Reference Number: 17/04530/FUL

Description: Proposed change of use from commercial to residential.

Status: PER

Reference Number: 18/03854/DEMGDO

Description: Prior notification of proposed demolition of club house to make way for development.

Status: APPRET

Reference Number: 19/00490/FUL

Description: Demolition of former club building

Status: WDN

Reference Number: N/79/B/62

Description: Extension to car park

Status: PER

Reference Number: N/82/B/3

Description: Erection of new wing at west end of club premises

Status: PER

Reference Number: N/08/B/0633

Description: Erection of canopy/awning.

Status: PER

Reference Number: N/00/B/0640

Description: Removal of condition 95/b/0084/p.

Status: PER

Reference Number: N/92/B/0781/P

Description: Double sided post mounted panel sign.

Status: PER

Reference Number: N/95/B/0084/P

Description: Application to retain 60cm satellite dish on front elevation of building.

Status: PER

4. Planning Policy

4.1 Northumberland Local Plan

STP 1 - Spatial strategy (Strategic Policy)

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

STP 3 - Principles of sustainable development (Strategic Policy)

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

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

HOU 5 - Housing types and mix

HOU 9 - Residential development management

HOU 11 – Homes for older and vulnerable people (Strategic Policy)

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 5 - Sustainable design and construction

QOP 6 - Delivering well-designed places

TRA 2 - The effects of development on the transport network

TRA 4 - Parking provision in new development

ICT 2 - New developments

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

ENV 2 - Biodiversity and geodiversity

ENV 7 - Historic environment and heritage assets

ENV 9 - Conservation Areas

WAT 1 - Water quality

WAT 4 - Sustainable Drainage Systems

POL 1 - Unstable and contaminated land

INF 6 - Planning obligations

4.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

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

Neighbourhood plan

The Belford Neighbourhood Plan is currently at the draft stage where limited weight can be applied to the policies.

5. Consultee Responses

Natural England	No objection, subject to appropriate mitigation (CMS contribution)
County Ecologist	No objection, subject to conditions, nutrient neutrality, CMS contribution and updated bat surveys
Belford & Middleton Parish Council	<p>Belford Parish Councillors have considered the above planning application and agreed to support this planning application, especially now that the planning statement has been revised to provide details of the proposed protection of the War Memorial and surrounding garden during and after the development.</p> <p>Parish Councillors also agreed that they would like the applicant to place a covenant on the 6 properties to say that the properties must be for permanent residency only.</p>
Highways	No objection.
Northumbrian Water Ltd	<p>No objection</p> <p>NWL can confirm that at this stage we would encourage the applicant to develop a sustainable drainage solution for surface water. Northumbrian Water actively promotes sustainable surface water management across the region. The developer should develop their surface water drainage solution by working through the following, listed in order of priority:</p> <ul style="list-style-type: none"> • Discharge into ground (infiltration). • Discharge to a surface water body. • Discharge to a surface water sewer, highway drain, or another drainage system; and, • As a last resort, discharge to a combined sewer
County Archaeologist	<p>In balancing the loss of archaeological remains (in this case the remains of the former Belford Memorial Hall as a non-designated heritage asset with archaeological significance) the LPA (Local Planning Authority) should have regard to paragraphs 197 and 198 of the NPPF.</p> <p>For the avoidance of doubt my comments do not relate to the effect of the development on the significance of the Belford Conservation Area. Separate advice in this regard will be provided by colleagues in Building Conservation.</p> <p>Should the LPA be minded to approve this application, the Conservation Team would ordinarily recommend that a programme of historic building recording should be undertaken in line with paragraph 199 of the NPPF. Such work would ordinarily be secured by condition. In this instance, a detailed historic building recording exercise has already been undertaken and a report submitted to the Conservation Team for deposition with the Northumberland Historic Environment Record. This satisfies requirements which would ordinarily be secured via planning condition.</p> <p>No further archaeological mitigation is recommended.</p>
Public Protection	No objection, subject to conditions

Building Conservation	<p>We consider the impact of the new development on the Belford Conservation Area would also fall to less than substantial harm.</p> <p>The impact of the loss of the Memorial Hall and the siting of the bin store nearby on the setting of the listed war memorial would be less than substantial harm (paragraph 196).</p> <p>For those reasons Building Conservation object to the proposal.</p>
Lead Local Flood Authority (LLFA)	No objection

6. Public Responses

Neighbour Notification

Number of Neighbours Notified	9
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

Conservation & affect LB, 20th December 2020
 Berwick Advertiser 17th December 2020

Summary of Responses:

Five representations have been submitted in relation to this proposal. To summarise, these relate to the following matters:

- Inaccuracies in the application.
- Impact on trees in the vicinity of the site.
- Potential Impact on Local Watercourses.
- Lack of Parking Associated with the proposal.
- Disruption to existing residents.
- Practicalities of construction e.g., potential scaffolding locations.
- Impact on character of the local area and conservation area.
- Loss of amenity to neighbouring and nearby occupiers e.g., loss of light, outlook, and privacy.
- Amenity Impacts during construction.
- Affordability of proposed dwellings/lack of affordable dwellings within scheme.
- Loss of a local heritage asset; and,
- Alternative uses would be more appropriate on the site.

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 comprises policies in the Northumberland Local Plan. The National Planning Policy Framework (NPPF) (February 2019) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The main considerations in relation to this application are:

- The Principle of Development.
- Impact on the Historic Environment.
- Design and Visual Impact.
- Drainage.
- Highways and Transport Matters.
- Contaminated Land; and,
- Ecology and Biodiversity

Principle of Development

7.3 Paragraph 79 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

7.4 NLP policy STP 1 sets out a spatial strategy for development seeking to provide development that will enhance the vitality of communities across Northumberland and identifies Belford as a Service Centre, where sustainable development is supported and subject to a range of criteria including it is commensurate to the size of the settlement. Policy STP2 sets out the presumption in favour of sustainable development with STP3 setting out the principles of sustainable development.

7.5 The site is located on 'previously developed land' near to the centre of Belford. This is a sustainable location for development having access to a mixed service base including bus services, shops, pub, church, and school accessible without the use of a private car and a wider service base in larger, nearby towns and villages. The proposed location of development would be sustainable in relation to economic and social considerations. It would deliver economic benefits through new housing in the area and in social terms would deliver market housing in an appropriate location. The proposal would help to sustain the existing community and associated services, as well as being able to contribute to improvements to existing services.

7.6 The principle of residential development is therefore considered acceptable in accordance with policies STP1, STP2, STP 3 and the NPPF.

Impact on the Historic Environment

7.7 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

7.8 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities, as decision makers, in considering whether to grant Planning Permission for development, to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.9 The Local Planning Authority must have regard to Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act which requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

7.10 The National Planning Policy Framework (NPPF) is a material Planning consideration in the assessment of the application. Paragraph 197 of the NPPF states that, in determining applications, Local Planning Authorities should take account of several criteria, in particular the desirability of sustaining and enhancing the significance of heritage assets. Paragraphs 199-202 of the NPPF introduce the concept that harm can be caused by development that affects the setting and significance of heritage assets. The degrees of harm are defined as 'total loss', 'substantial harm', or 'less than substantial harm' and introduces the need to balance any harm against the benefits of the development.

7.11 NPPF Paragraph 203 states the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.12 The Planning Practice Guidance at paragraph 39 states that:

“Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

7.13 NLP policy ENV7 requires that decisions affecting heritage assets will be based on a sound understanding of significance of the assets and the impacts on it and that development affecting archaeological sites or, sites with archaeological potential will require desk-based assessment and where necessary field evaluation. Furthermore, where total loss of the asset is proposed then the applicant must demonstrate attempts for conversion are not viable and that consideration has been given to formal designation.

Building Background

7.14 Belford Community Club is an unlisted building in the Belford Conservation Area. While altered it dates to the late C18 and has evidential, communal, historical, and aesthetic significance. It makes a positive contribution to the character of the conservation area and is a non-designated heritage asset within the terms of paragraph 203 of the Framework. The grade II listed Belford War Memorial stands 11 metres southeast of the former club. The war memorial has evidential, communal, historical, and aesthetic significance. It is currently in a run-down state.

7.15 The Belford Community Club building (former Belford & District War Memorial Hall) has been subject to a programme of archaeological historic building recording, undertaken following pre-application discussions with the applicant. This work was undertaken during the May 2020 to Historic England 'Level 3' standards in line with a specification approved by the Conservation Team.

7.16 The Historic Building Report notes that the existing building was originally constructed as a 'Scotch Church' from 1776 on the site of a former meeting house. It was renovated in 1877 but ceased to function as a church in 1898 before being converted to use as a village hall. It was rededicated as the Belford Memorial Hall in

1922 and renamed as Belford Community Club during the 1980s. The building closed in November 2016. The Historic Building Report noted that the existing structure has lost most of its original features and fittings, with the building today reflecting modern uses and alterations.

7.17 An archaeological evaluation trench excavated at the front of the existing Hall (between the Hall and the war memorial) recorded the remains of stone field drain. The evaluation otherwise recorded that the site had historically been stripped down to the level of natural clay geology before this level was covered with mixed deposits of 'made ground.' Late 19th and early 20th century ceramic remains were found in association with the drain. No other archaeological remains were identified within the present application site.

Consultee Comments

7.18 Objections to the application from Building Conservation have been received to the application on heritage grounds. The application site does not benefit from statutory listing, it does however fall within a designated Conservation Area. The former Belford Community Club Building has been identified as a non-designated heritage asset by the Council's Building Conservation Officer and County Archaeologist.

7.19 The Council's Building Conservation Officer advises that the former Belford Community Club building has a degree of heritage significance meriting consideration in planning decisions and paragraph 203 of the NPPF is engaged. This will require a balanced judgement in the planning process. In this instance the loss of the NDHA would be total although building recording has been undertaken. In reaching the balanced judgement it is considered the building would fall short of statutory listing criteria.

7.20 Belford Parish Council have considered the above planning application and are in support of this application, especially now that the planning statement has been revised to provide details of the proposed protection of the War Memorial and surrounding garden during and after the development.

Policy Assessment

7.21 The relevant policy test in this instance falls to ENV 7 subsection 6. This specifies that a 'balanced judgement' will be required in the event of a loss of a NDHA. The applicant is required to demonstrate efforts for formal protection. In this instance it has been demonstrated that the building falls short of formal listing and, because of its physical nature, is not appropriate for an Ancient Monument designation.

7.22 Given the above it is necessary to assess against subsection 7. This requires a building recording survey to be undertaken to Historic England standards. This has been completed and reviewed by Archaeology.

7.23 Having regards to the above and all representations received it is considered that retention of the building on heritage grounds is not justified. There have been previous attempts to convert the building which have proven too expensive. Evidence has been submitted to the planning authority. Considering the position of colleagues in Conservation there is an identified harm that needs to be balanced with public benefit. The new housing in this location would make efficient use of land and complement its surroundings. These are crucial factors in the planning balance. Given the public benefits of finding a new use for the site, on previously developed land, and

the provision of market housing in a sustainable location within the centre of Belford. It is considered that this outweighs the 'less than substantial harm' identified in relation to this application and is therefore consistent with the provisions of NPPF and the policy tests of ENV 7.

7.24 In accordance with the Building Conservation Officer and County Archaeologists advice, it is recommended that the former Belford Community Club Building be formally recorded prior to its demolition. This matter could be secured by a planning condition.

7.25 Having regards to the above it is considered the proposal is acceptable in heritage terms. The proposal complies with Chapter 16 of the NPPF and the Local Plan.

Design and Visual Impact

7.26 Paragraph 126 of the NPPF identifies that high quality buildings and places is fundamental to what the planning and development process should achieve and paragraph 134 advises that permission should be refused for developments of poor design. Paragraph 130 of the NPPF states that:

“Planning decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and, f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

7.27 Local Plan policy QOP 1 sets out the design principles of the Local Plan. Proposals are expected to make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography. Further, proposals should create or contribute to a strong sense of place. The principles of QOP 1 are further enhanced by Policy QOP 3 – Public realm design principles which sets out a several criteria where applicants are expected to improve the public realm. This can be achieved by having a clear definition of private / public spaces, having a clear hierarchy of routes and spaces, which are faced by active frontages and maximise natural surveillance. Proposals should also maximise urban greening through street trees and other vegetation.

7.28 Policy QOP 2 requires good design and amenity. In this regard, development will be required to provide a high standard of amenity for existing and future users.

7.29 The design solution will present a similar scale of building across the site and akin to the properties on the street scene to the east. The building will be two storey with accommodation in the roof. It will sit as an 'L' shape presenting a terrace of 4

properties to the street scene. Materials will be a smooth render finished in buff, with foil effect window frames, black rainwater goods and a slate roof. This is consistent with the recent developments in the conservation area.

7.30 The proposal has been designed to consider the historic environment in which it sits, in terms of the wider Conservation Area, with the design being amended from earlier iterations submitted for pre-application advice. Whilst the development of proposal will result in the loss of a non-designated heritage asset within the conservation area, it is considered that the proposal has been designed with the nearby historic assets e.g., War Memorial, and the Conservation Area, in mind. It is therefore considered that the design of the proposal is appropriate in the context of relevant policy and material considerations.

7.31 The design of the proposal is acceptable in accordance with policies, ENV 1, ENV 7 and HOU 9 and the provisions and intentions of the NPPF, subject to conditions and other relevant material considerations.

Amenity

7.32 The assessment of amenity seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or issues arising from a proposed use.

7.33 Paragraph 130 of the NPPF states that planning decisions should:

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.34 In this instance there are existing properties on the opposite side of the main road. However, these are to the south and are some distance away. It is not expected that the proposal will result in any adverse impact on privacy or day / sun lighting.

7.35 The houses themselves will be terraced but with suitable levels of garden space serving each house. They do not afford an opportunity to overlook nor overbear one another.

7.36 As part of the consultation response from Highways Development Management (HDM), a construction method statement has been requested to secure details of on-site operations during the construction period. This in turn would ensure good practise having regard to amenity issues for nearby occupants prior to completion of the development. Alongside this would be measures to manage surface water drainage as set out by the Lead Local Flood Authority (LLFA). In addition, Public Health Protection (PHP) have requested conditions to manage noise and deliveries throughout the construction period.

7.37 The proposal will not result in an adverse impact on the residential amenity of the existing properties nor on the new houses themselves.

Highways and Transport Matters

7.38 This section seeks to appraise the proposal about the impacts it may have on the surrounding Highways and Transport Network. Typically, the key issues around Highways and Transport matters in relation to Residential Developments in Towns such as this, are Car Parking and Sustainable Transport options. Consultation has been undertaken with the Highways Development Management Team, which has helped form this section.

7.39 When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.

7.40 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.”*

7.41 The council’s Highways Development Management department has not objected to the proposal and are content with access and parking arrangements. In this regard, subject to conditions, the proposal is consistent with policies TRA 2 and TRA 4.

Drainage Matters

7.42 Paragraph 167 of the NPPF states that when determining planning applications, LPAs should ensure that flood risk is not increased elsewhere.

7.43 NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure proposals provide appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively.

7.44 The proposal has set out a mains connection for foul drainage with surface water to be attenuated by way of sustainable drainage basin. The application has been accompanied by a drainage plan and strategy.

7.45 NWL has not objected to the proposal on the basis that connection to their network is dealt with separately. The LLFA however has raised an objection on the grounds that there is no evidence that NWL will allow a connection. To address this the applicant has applied to Highways to seek a connection to their surface water drainage infrastructure. This has been refused by Highways and therefore NWL will accept a connection. Regardless, this can be conditioned.

Contaminated Land Matters

7.46 When redeveloping previously developed land it is important to be aware of any risks which may be present on the site, which may emanate from the previous uses of the site. Further to this, it is important to be mindful of the impacts which may be present due to the former mining legacy within the County. The Public Health Protection Team advise the LPA with regards to these potential impacts.

7.47 Public Protection have provided comment on the proposal and have advised they do not object to the proposal, subject to conditions as suggested. They have commented

“The applicant is proposing to demolish the existing club in Belford and replace it with 6 residential units. A phase 1 report has been submitted as part of the application which concludes that the risk is low. The report states that some made ground was identified on site as part of the archeology works, however, this made ground would be located under the proposed car parking area and as such the risk is low. The report recommends that a further phase 2 investigation will be required. PHPU concludes with the site being low risk and as such the further report can be controlled through conditions.”

7.48 Therefore, from a Contaminated Land perspective, the proposal is compliant with the relevant policies in the Development Plan and the NPPF.

Ecology Matters

7.49 Under Section 25 (1) of the Wildlife & Countryside Act (1981) local authorities have a duty to take such steps as they consider expedient to bring to the attention of the public the provisions of Part I of the Wildlife & Countryside Act, which includes measures to conserve protected species.

7.50 The Natural Environment and Rural Communities Act (2006) places a Statutory Biodiversity Duty on public authorities to take such measures as they consider expedient for the purposes of conserving biodiversity, including restoring or enhancing a population or habitat. The National Planning Policy Framework (NPPF) makes it clear that aside from purely mitigating against the harm that a development may cause to biodiversity the definition of sustainable development includes biodiversity enhancement.

No objections to the proposals in relation to ‘on site’ ecological grounds are raised on condition that the avoidance, mitigation and enhancement measures detailed in the report are carried out in full, and the conditions suggested are appended to any grant of permission.

7.51 The impact on ecology and designated sites is therefore considered to be acceptable and in accordance with ENV 1 and ENV 2 of the NLP and the NPPF, subject to the securing of appropriate mitigation and the imposition of conditions.

Off Site Ecological Matters

7.52 As this is a proposed residential development within 10km of the coast, consideration will need to be given to the impact of increased recreational disturbance to bird species that are interest features of the coastal SSSIs (Sites of Special Scientific Interest) and European sites and increased recreational pressure on dune grasslands which are similarly protected.

7.53 When developers apply for planning permission for new residential development within the coastal zone of influence, the LPA must fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites. Until now, we have required the developer to devise suitable mitigation, supported by survey work that they have commissioned. However, due to growing concerns about the effectiveness of mitigation that does not include direct management of the protected areas themselves, the Council has introduced a scheme whereby developers can pay a contribution into

a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation.

7.54 Contribution to the Coastal Mitigation Service enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly, it enables a conclusion of no adverse effect on the interest features of coastal SSSIs. The contribution for major developments (10 or more units) is set at £615 per unit within 7km of the coast and £300 per unit for those between 7-10km of the coast. Minor developments of 9 units or less contribute £615 per unit within 7km of the coast but are exempt beyond that. This is secured by a S.106 agreement payable on first occupation, or by unilateral undertaking payable prior to commencement for schemes that do not otherwise have S.106 agreements.

7.55 It is noted that the developer has agreed 'in principle' to contribute to the Coastal Mitigation Service. This will ensure that adequate mitigation will be provided to address increased recreational disturbance and damage within the coastal designated sites and so will enable the Council to reach a conclusion that there will be no adverse effect on site integrity in respect of this issue when undertaking the Habitats Regulations Assessment for this development. The contribution should be secured through the S.106 agreement, payable on first occupation. If the scheme is too small to have a S.106 agreement, the contribution can be secured through a Unilateral Undertaking, but in that case it should be payable prior to commencement.

7.56 A class Habitat Regulations Assessment has been agreed with Natural England and applies to all developments where a contribution to the Coastal Mitigation Service has been agreed. Consequently, there is no need to complete an individual HRA for each scheme.

7.57 The applicant has agreed to provide, through a Section 106 Agreement, a contribution of £615 per unit to the Council's coastal mitigation scheme to mitigate the impacts of the development on the nearby coastal zone.

7.58 Should Members be minded to support the application then it must be subject to a legal agreement securing the above contribution.

7.59 The site also lies within the Lindisfarne SPA and therefore recent Natural England guidance requires the proposal to demonstrate nutrient neutrality within the catchment. To this end the applicant cannot achieve this on site, therefore they must consider off-site options. A local farmer has offered to take 1.2ha of land used for cereal crop to be taken out of production and to convert into woodland. This will be secured by a S106A agreement with a further woodland management plan also secured. Considering this the proposal meets with the requirements for NN but only subject to a legal agreement securing the ongoing maintenance.

Other Matters

7.60 It is noted that the Parish Council has supported this proposal, however they wish to see a covenant placed on the 6 properties to ensure these are principal occupancy residences. Covenants are dealt with out with the planning system and cannot be conditioned by the LPA. Whilst there is a policy in the Northumberland Local Plan relating to securing new dwellings are principal occupancy dwellings in area of need within the county this relates to the coastal area of Northumberland and those

areas where short term holiday lets make up some 20% of the housing stock. According to recent census data Belford does not fall within this category. Therefore, a condition to control occupancy to this extent would not be necessary as the proposal does not meet the requirements of policy HOU 10.

Climate Change

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

7.62 Local Plan Policy QOP1 sets out a number of design principles. Proposals will be supported where design makes a positive contribution to local character and distinctiveness, creates or contributes a strong sense of place, incorporates high quality materials, respects and enhances the natural and built environment, including heritage, ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life, protect general amenity, supports positive social interaction, incorporates where possible green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

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

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

Broadband

7.65 Policy ICT2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The Policy states that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.66 The current application does not state whether full-fibre broadband connections are proposed. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Housing Adaptability

7.67 Policy HOU 11 requires proposals for residential development to demonstrate compliance with section M4(2) of the building regulations. This requirement only applies at the application for a building warrant if required by a planning condition. In this instance proposals other than those of less than 30 dwellings and in a low value

housing market area should demonstrate how it meets this requirement. A planning condition is attached as per our standard practice.

Equality Duty

7.68 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

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

Human Rights Act Implications

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

7.71 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.

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

8. Conclusion

8.1 The application provides a positive benefit to the wider area through redeveloping Previously Developed Land (PDL), making it safe from any contaminants and providing a reasoned design solution for an otherwise derelict site. Subject to updated bat reports the application is recommended for approval subject to a legal agreement covering nutrient neutrality and CMS.

9. Recommendation

9.1 That this application be approved subject to the conditions, final approval of updated bat surveys from the County Ecologist, and the successful conclusion of a section 106 legal agreement for the payment of £3,690 towards the Coastal Mitigation Strategy and details of nutrient neutrality offsetting.

Conditions/Reason

Timescale

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

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

Approved Plans

2. Except where modified by the conditions attached to this planning permission, the development shall be carried out in accordance with the details shown on plan number

Location Plan 1:1250

Existing Site Plan 67/17 Rev 0 sheet 1

Proposed Floor Plans 67/17 Rev 1 sheet 2

Proposed Elevations 67/17 Rev 2 sheet 3

Proposed Site Plan 67/17 Rev 3 sheet 4

Existing Elevations 67/17 Rev 0 sheet 6

Existing Elevations 67/17 Rev 0 sheet 7

Existing Floor Plans 67/17 Rev 0 sheet 8

Existing Roof Plan 67/17 Rev 0 sheet 9

War Memorial Wall 67/17 Rev 0 sheet 10

Proposed Parking Plan 67/17 Rev 0 sheet P

Drainage Assessment Former Belford Community Club West Street | Belford | NE70 7QE October 2021 049C21-DA/01 produced by CJ Emm dated 13/10/2021

PROPOSED DRAINAGE STRATEGY 049C21-PL1 Rev 1 produced by CJ Emm dated 13/10/2021

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

SuDS - Maintenance

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

REASON: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime and ensure consistency with policy WAT 4.

SuDS - Construction

4. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority. The development shall take place in accordance with the approved details.

REASON: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features and ensure consistency with policy WAT 4.

SuDS - Verification

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

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

REASON: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards and ensure consistency with policy WAT 4.

Demolition Materials

6. All residual materials resulting from the demolition works hereby approved to the building shall be removed from the site within the calendar month of the date of completion of the demolition.

Reason: In the interests of the appearance and setting of the Conservation Area in accordance with policy ENV 9.

Boundary Treatment Details

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

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework and policies TRA 2, ENV 9 and QOP 5.

Demolition Method Statement

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

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

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and policies TRA 1 and QOP 5.

Vehicular Access

9. The development shall not be occupied until a means of vehicular access, together with associated works, have been constructed in accordance with the approved plans and the highway including roads, kerbs and footway has been reinstated.

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

Cycle Parking

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

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

Surface Water Run-Off

11. Notwithstanding the details submitted, prior to occupation, revised details of surface water drainage to manage run off from the site onto the adopted highway shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme, together with discharge point, shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: To prevent surface water runoff in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

Ecology – Bat License

12. Works to the structure of the building, including erection of scaffolding, roof stripping or removal of fascia boards or guttering shall not in any circumstances commence unless the local planning authority has been provided with either:

- a. a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b. Confirmation that the site is registered on a Low Impact Class Licence issued by Natural England; or
- c. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.'

Reason: To prevent harm to a European protected species and ensure consistency with policies ENV 1 and ENV 2.

Ecology – Bat Report Compliance

13. All works shall be carried out in accordance with the working method set out in

Appendix 1 of the Bat Survey Report v2 Final by RH Ecological Services and dated 14/12/2020, as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the provision bat roosting features (e.g., special tiles, bricks, soffit boards, bat boxes) to be constructed within the fabric of the new buildings.

Reason: To conserve and enhance local biodiversity in line with the NPPF and policies ENV 1 and ENV 2.

Contaminated Land

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

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

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

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants and ensure consistency with policy POL 1.

Contaminated Land - Verification

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

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants and ensure consistency with policy POL 1.

Contamination Not Previously Identified

16. If during redevelopment contamination not previously considered is identified, then

an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

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

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants and ensure consistency with policy POL 1.

No Burning of Materials

17. There shall be no burning of any material during the demolition or construction phase of the development.

Reason: To protect residential amenity

Construction Noise

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

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

Construction Deliveries

19. Deliveries to and collections from the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

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

Historic Building - Recording

20. Prior to the commencement of works the applicant shall provide a method of programme of historic building recording should be undertaken in line with paragraph 205 of the NPPF. Once approved the building shall be recorded with a record taken of all historic features and submitted to the planning authority for record keeping.

Reason: In the interests of recording a non-designated heritage asset.

Finished Floor Levels

21. Development shall not commence until details of the finished floor levels have been submitted to and approved in writing by the Local Planning Authority. The

development shall then be completed as per these approved details.

Reason: In the interests of visual amenity of the area, in accordance with the National Planning Policy Framework and Policy ENV 7 of the Local Plan.

Climate Change

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

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

Broadband Connectivity

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

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

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

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

Adaptability

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

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

Informative

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

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.

Background Papers: Planning application file(s) 20/03156/FUL



Northumberland County Council

Appeal Update Report

Date: September 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?
18/03394/REM	<p>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 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>Committee Decision - Officer Recommendation: Approve</p>	Yes – claim for full costs allowed
22/00913/FUL	<p>Resubmission of approval 18/03632/REM for the construction of two detached dwellings and associated works – land to north west of Blue House Farm Cottages, Blue House Farm Road, Netherton Colliery</p> <p>Maini issues: isolated residential development in the open countryside; and no planning obligation secured in respect of a contribution to the Coastal Mitigation Service or other alternative mitigation.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused

Planning Appeals Split Decision

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

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
22/03696/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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/04208/FUL	<p>Proposal to erect a single self-build dwelling house – land south west of Hazeldene Cottage, Sinderhope</p> <p>Main issues: isolated development in the open countryside in an unsustainable location; fails to conserve and enhance the natural beauty and scenic qualities of the North Pennines AONB; visibility splays from the access are inadequate; insufficient information to assess ecological impacts; and insufficient information regarding foul water drainage.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/01812/FUL	<p>Proposed detached single storey garage and store with associated formation of driveway – Eland Close,</p>	No – claim

	<p>Eland Land, Ponteland</p> <p>Main issues: inappropriate development in the Green Belt and the open countryside</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	refused
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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 that is not outweighed by public benefits.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02696/S106A	<p>Variation of S106 Agreement relating to planning permission A/2004/0323 dated 3rd February 2005 – Hawkshaw, Old Swarland, Swarland</p> <p>Main issues: the S106 continues to serve a useful purpose and insufficient information has been submitted to demonstrate that there is no longer a requirement for discount market value accommodation for a local person(s) in the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused

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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No
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>Delegated Decision - Officer Recommendation: Refuse</p>	No

Planning Appeals Withdrawn

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

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
21/03396/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 surrounding countryside; proposals result in harm to the heritage assets and their setting without clear and convincing justification of this harm or public benefits to outweigh the harm; layout, scale and design as well as pattern of development would be detrimental to local vernacular and character; lack of information on car parking, access arrangements, refuse, drainage and opportunities to promote walking, cycling and public transport; and proposals result in biodiversity net loss.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03397/LBC	<p>Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals result in harm to the heritage assets without clear and convincing</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	justification of this harm or public benefits to outweigh the harm.	
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>
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 and the North Northumberland Dunes SAC.</p>	<p>25 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04634/FUL	<p>Demolition of detached garage and construction of side extension – Middlesteads Farm, Longhirst</p> <p>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</p>	<p>16 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	setting.	
22/01297/FUL	<p>Development of 4 no. residential dwellings including associated access, landscaping and all other ancillary works – land north of junction of Station Road, South End, Longhoughton</p> <p>Main issues: would fail to preserve the setting of the Grade I listed Church of St Peter and St Paul; harmful impact on the character and appearance of the area; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.</p>	<p>21 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/02704/CLEXIS	<p>Certificate of Lawful Development – Existing use for the siting of a caravan for residential purposes – land north of east of South Linden House, Longhorsley</p> <p>Main issues: it is not possible to conclude that the building has been used for a continuous period of 4 years as a dwelling.</p>	<p>27 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
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>
22/03876/FUL	<p>A storage shed and polytunnel to support existing woodland maintenance – land at south east of Pit Allotment Wood, Corbridge</p> <p>Main issues: inappropriate development in the Green Belt.</p>	<p>16 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01012/FUL	<p>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</p> <p>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.</p>	<p>17 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

22/03217/FUL	<p>Erection of a forestry shelter and the location of a storage container (retrospective) - land east of Aydon Dipton Woods, Corbridge</p> <p>Main issues: development in the open countryside and inappropriate development in the Green Belt.</p>	<p>23 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04060/FUL	<p>Erection 2no 2-storey 4 bed detached dwellings (validated 06/01/23, notice served) - land south west of 21 Front Street, East Bedlington</p> <p>Main issues: fails to demonstrate that safe access and egress for vehicular, cyclist and pedestrian traffic can be achieved; fails to demonstrate appropriate off-street car parking provision; fails to demonstrate that appropriate ground gas protection has been incorporated into the development; fails to demonstrate how surface water and flood risk will be mitigated on site; and absence of completed planning obligation securing a contribution to the Council's Coastal Mitigation Scheme or other suitable mitigation to address effects on the Northumbria Coast SPA and Northumberland Shore SSSI.</p>	<p>26 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/04096/OUT	<p>Outline planning permission for residential development for up to four dwellings (All Matters Reserved) with demolition of existing structures - resubmission of application 19/01511/OUT - land at Moor Farm Estate, Station Road, Stannington</p> <p>Main issues: proposal would permanently urbanise an open site to the detriment of the rural, dispersed, open character of the site and its surroundings.</p>	<p>5 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/02870/FUL	<p>Construction of 8no. bungalows with associated access, parking and landscaping – land north of Hartford Court, East West Link Road, Cramlington</p> <p>Main issues: loss of open space; design, density, siting and layout does not respect the character of the area or contribute to a strong sense of place; impacts on residential amenity; fails to demonstrate how surface water and flood risk will be mitigated on site; fails to demonstrate that safe access and egress for vehicular, cyclist and pedestrian traffic can be achieved; fails to promote the use of sustainable travel within the development; and absence of completed</p>	<p>7 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	planning obligation securing a contribution to the Council's Coastal Mitigation Scheme or other suitable mitigation to address effects on the Northumbria Coast SPA and Northumberland Shore SSSI.	
22/03128/FUL	Proposed construction of 3 bedroom dormer bungalow – land south east of 4 Studley Drive, Swarland Main issues: loss of landscaping and detrimental impact on the character and appearance of the area; and subdivision of the plot would have a harmful impact on the character and appearance of the area.	13 June 2023 Delegated Decision - Officer Recommendation: Refuse
23/00732/FUL	Retrospective - Proposed full timber decking outdoor seating area with timber frame outbuilding / shed for outdoor store and service area – The Schooner Hotel, 8 Northumberland Street, Alnmouth Main issues: harm to heritage asset and no public benefits have been demonstrated to outweigh the identified harm.	15 June 2023 Delegated Decision - Officer Recommendation: Refuse
22/01992/OUT	Outline permission (all matters reserved) for erection of 1no. dwellinghouse with granny annex (C3 use class) - land north west and south east of The Haven, Back Crofts, Rothbury Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.	19 June 2023 Delegated Decision - Officer Recommendation: Refuse
23/01214/VARYCO	Removal of condition 3 (Footpath 1 (HDM)) and 4 (Footpath 2 (HDM)) on approved application 21/04875/FUL - land north of Southcroft Stables, The Croft, Ulgham Main issues: the proposed removal would not promote sustainable connectivity between the wider development and existing infrastructure.	26 June 2023 Delegated Decision - Officer Recommendation: Refuse
22/04676/LBC	Listed Building Consent for alterations comprising inserting one window with shutter in South facing gable wall, and the replacement of existing window with fully glazed panel and shutter on West elevation (Amended Description) - The Cottage, Riding Home Farm, Acomb, Hexham Main issues: less than substantial harm to the character and significance of the listed building that has not been justified.	27 June 2023 Delegated Decision - Officer Recommendation: Refuse
23/01138/ADE	Advertisement consent for 1no. totem sign –	5 July 2023

	<p>Lidl, Hexham Gate Retail Park, Hexham</p> <p>Main issues: harm to the visual amenity of the site and wider area, including the setting of designated heritage assets and the townscape.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04675/FUL	<p>Proposed 1.5 storey extension to the rear will provide a new staircase; two extensions onto the west gable will provide two storeys of additional living accommodation, plus a single storey link to the updated outbuilding to be clad in timber; the two storey and 1.5 storey extensions to have roof pitches; double garage with timber clad; the landscape and ground levels will be updated to provide access to the garage and accommodate the extensions. - The Hott, Thorngrifton, Hexham</p> <p>Main issues: design would not be in keeping with the traditional character and appearance of the dwelling, existing buildings and surrounding area and would be detrimental to visual amenity and fails to preserve the significance of non-designated heritage assets; and insufficient information to consider the archaeological impacts of the development.</p>	<p>17 July 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04104/FUL	<p>Change of use, conversion and alteration of the existing buildings to create 6 holiday let units, including landscaping and boundary treatments – 58-60 Middle Street, Spittal</p> <p>Main issues: lack of detail in respect of parking and ecology; and design has not been informed by a structural survey and results in harm to heritage assets.</p>	<p>18 July 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04526/FUL	<p>Erection of single dwelling with associated access and residential garden – land south-east of The Courtyard, Matfen</p> <p>Main issues: unsustainable and isolated location within the open countryside; insufficient information to fully consider the ecological impacts of the proposal; and insufficient information to fully consider the impact on existing trees.</p>	<p>16 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/00494/FUL	<p>Removal of conservatory to west elevation and construction of two storey side and rear extensions and raising of ridge height – 32 Linden Way, Darras Hall, Ponteland</p> <p>Main issues: inappropriate design with detrimental impact on the character and</p>	<p>17 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	visual appearance of the existing dwelling and street scene.	
20/00230/FUL	<p>Full planning permission for 63 no. dwellings with associated infrastructure and landscaping (as amended) - land south of Broomhouse Lane, Station Road, Prudhoe</p> <p>Main issues: insufficient information to demonstrate that the development would deliver an appropriate mix of housing to meet local housing need; new access with associated disturbance and visual impacts would have a harmful impact on the character and visual amenity of the area and the amenity and living conditions of residents; and insufficient information in respect of energy efficiency measures.</p>	<p>17 August 2023</p> <p>Committee Decision – Officer Recommendation: Approve</p>
22/03923/FUL	<p>Proposed first floor extension to dwelling house (as amended 25.05.2023) - 14 Castle Street, Norham</p> <p>Main issues: the development fails to conserve and enhance the Norham Conservation Area and results in harm to the Conservation Area that is not outweighed by public benefits.</p>	<p>18 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04546/CLEXIS	<p>Certificate of existing lawful development for the siting of a twin unit caravan for ancillary residential use as an annexe within the existing residential curtilage – Old Field, Catton, Hexham</p> <p>Main issues: the caravan is not within the residential curtilage so would require planning permission and would have a significant degree of permanency constituting development – the caravan would not be lawful.</p>	<p>24 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

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
22/01092/COU	Construction of a multi use arena, erection of an animal shelter and provision of gravelled parking area	25 April 2023
21/00080/ENDEVT	Installation of hardcore - land to north of Kiln Cottage, Newton-on-the-Moor	13 June 2023

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
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 – 12 September 2023</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 12 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/01362/REM	<p>Reserved matters application for appearance, landscaping, layout and scale for proposed 150 residential dwellings (use class C3) including 30% affordable housing, countryside park including car park, pursuant to approved outline planning application 16/00078/OUT (revised description 8th August 2022) - land west of Lancaster Park, Pinewood Drive, Lancaster Park, Morpeth</p> <p>Main issues: by virtue of the layout, scale and appearance, the design fails to preserve or make a positive contribution to local character and distinctiveness and the site's surroundings and does not demonstrate high quality sustainable design; and there is no effective and safe access and egress to the existing transport network.</p>	<p>Hearing – 30 August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</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

July 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 month

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 month of July 2023



New Agreements

July	New Agreements completed during previous month
21/03911/ful	Land North of 49 Hedgehope Drive, Kingsmead, Wooler
21/02292/ful	Land at 5 Palace Street East, Berwick Upon Tweed
22/02162/CCM	Land at Stobswood Haul Road, Ulgham,
23/00566/ful	Waddington Jaycare 1 Nelson Road
23/01149/ful	49 51 Bridge Street Berwick
22/0367/OUT	Land east of Dunfield Yem, Ellingham
22/04239/PA	Land east of 22-24 Stanley Street, Blyth, NE24 2BZ
23/00363/ful	Land at Barnhill Farm, Guyzance, NE65 9AG

Awards and Payments Made in July 2023

Awards Paid Out	Project	Amount Paid
Stannington Park	Childrens Home	£846,578.10
Karbon Homes	Affordable Housing	£21,232.00
Bus Service	Subsidy for Alnwick	£13,000.00
NHS Healthcare	Blyth GP	£80,072.51
NHS Healthcare	Amble GP	£85,000.00

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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