



# Northumberland

## County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Lesley Little

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**Tel direct:** 01670 622614

**Date:** Monday, 24 July 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **STRATEGIC PLANNING COMMITTEE** to be held in the **COUNCIL CHAMBER - COUNTY HALL** on **TUESDAY, 1 AUGUST 2023** at **4.00 PM**.

Yours faithfully

Dr Helen Paterson  
Chief Executive

**To Strategic Planning Committee members as follows:-**

**C Ball, L Darwin, R Dodd, B Flux, J Foster, G Hill, JI Hutchinson, J Lang, J Reid, G Renner-Thompson, M Robinson (Vice-Chair), G Stewart, M Swinbank, T Thorne (Chair), A Wallace and A Watson**



**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 AT PLANNING COMMITTEES** (Pages 1 - 2)

2. **APOLOGIES FOR ABSENCE**

3. **MINUTES OF PREVIOUS MEETINGS** (Pages 3 - 6)

The Minutes of the Strategic Planning Committee held on Tuesday 4 July 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](mailto:monitoringofficer@northumberland.gov.uk). Members are referred to the Code of Conduct which contains the matters above in full. Please refer to the guidance on disclosures at the rear of this agenda letter.

**5. DETERMINATION OF PLANNING APPLICATIONS**

(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. 23/01070/CCD  
Demolition of the former Bedlington Station Building (South) to accommodate works to construct the new railway station approved under 21/01106/CCD  
Bedlington Railway Station, Station Street, Bedlington, Northumberland  
NE22 5UZ**

(Pages  
11 - 26)

**7. APPEALS UPDATE**

(Pages  
27 - 40)

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.

**8. S106 AGREEMENTS UPDATE REPORT**

(Pages  
41 - 44)

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

**9. URGENT BUSINESS**

To consider such 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.

<b>Name:</b>		<b>Date of meeting:</b>	
<b>Meeting:</b>			
<b>Item to which your interest relates:</b>			
<b>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):</b>			
<b>Are you intending to withdraw from the meeting?</b>		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
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
<b>Sponsorship</b>	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.
<b>Contracts</b>	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.
<b>Land and Property</b>	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.
<b>Licenses</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body

	<p>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"> <li>i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</li> <li>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.</li> </ul>
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\* ‘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

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

Welcome to also include reference to

- (i) Fact that meeting is able to be viewed on a live stream through You Tube Northumberland TV and a recording will be available after the meeting
- (ii) Members are asked to keep microphones on mute unless speaking
- (iii) To switch all mobile phones off
- (iv) A reminder that if a Member leaves the Chamber whilst an application is being considered then they may take no 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

### STRATEGIC PLANNING COMMITTEE

At the meeting of the **Strategic Planning Committee** held at Council Chamber - County Hall on Tuesday, 4 July 2023 at 4.00 pm.

#### PRESENT

T Thorne (Chair)  
(in the Chair)

#### MEMBERS

C Ball  
B Flux  
J Lang  
G Renner-Thompson  
G Stewart  
A Wallace

L Darwin  
JI Hutchinson  
J Reid  
M Robinson  
M Swinbank  
A Watson

#### OFFICERS

D Hadden  
R Laughton  
R Little  
D Love  
E Sinnamon  
K Tipple

Solicitor  
Senior Planning Officer  
Assistant Democratic Services Officer  
Senior Planning Officer  
Planning Manager  
Senior Planner

Around 3 members of the press and public were present.

#### 11     **PROCEDURE AT PLANNING COMMITTEES**

The Chair outlined the procedure to be followed at the meeting.

**RESOLVED** that the information be noted.

#### 12     **APOLOGIES FOR ABSENCE**

Apologies had been received from Councillors Dodd, Foster and Hill.

### 13 **MINUTES OF PREVIOUS MEETINGS**

**RESOLVED** that the Minutes of the Strategic Planning Committee held on 6 June 2023, as circulated, were agreed as a true record and were signed by the Chair.

### 14 **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.

### 15 **23/00618/CCD**

**Proposed cultural hub comprising cinema, creative play and event space (sui generis), Café (Class E). Work to include public realm works to Market Place/Church Gardens and refurbishment of public toilets. Market, Market Street, Blyth, Northumberland, NE24 1BQ**

R Laughton, Senior Planning Officer introduced the report using a PowerPoint presentation and gave the following updates:

- Additional information had been received regarding land contamination and public protection which meant that condition 5 and condition 6 could be removed,
- Condition 8 in the report was a duplicate and it was to be removed.
- There had been an error in the report which showed the planning history of the application site four times.

In response to questions from Members of the Committee, Officers provided the following information:-

- As the application was to include a cinema and studio facility, windows would not be appropriate on the studio wall.
- A condition or informative could be added to the application to prevent birds perching or nesting on the projecting brick.
- Northumbria Police were consulted and there was no objection regarding potential anti-social behaviour.
- The projecting bricks were a feature of the application.
- The planning authority was unaware of any covenant on the market square, however this was not a material planning consideration.
- The application site was on an existing market square with a car park within a reasonable walking distance.
- The application site would be mainly accessed by cyclists and walkers.
- There had been a consultation with the community from the Regeneration Team before the planning application had been submitted.
- The Planning Authority had fulfilled its statutory role in writing to 200 neighbours as well as advertising the application in the News Post Leader and placing six site notices around the application site.

- The Planning Authority had not received any objections to the planning application.
- The site would be open to members of the public.
- The flats on the North side of the Market Square would receive sunlight throughout the day.

Councillor Stewart proposed to accept the officers recommendation for approval subject to the conditions outlined in the report, with the removal of conditions 5, 6, and 8. This was seconded by Councillor Flux.

A vote was taken on the proposal to accept the recommendation to approve the application as outlined above as follows: FOR 10; AGAINST 3; ABSTAIN 0.

**RESOLVED** that the application be **GRANTED** subject to the conditions in the report, with the removal of conditions 5, 6, and 8.

16

**22/03153/FUL**

**Demolition of the existing In Vessel Composting Facility and erection of an anaerobic digestion facility and associated infrastructure. Ellington Composting and Wood Shredding Site, Ellington Road, Ashington, Northumberland, NE63 9XS**

D. Love – Senior Planning Officer introduced the application with the aid of a PowerPoint presentation, members confirmed that they had received and read the addendum report which had been circulated in advance of the meeting. The addendum report had also been made available on the Council’s website.

Corrina Scott-Roy spoke in support of the application and gave committee members the following information:

- Suez had a change of CEO, and the direction of travel now meant that the Company operated with a social conscience.
- Waste material was now viewed as a resource.

In response to questions from Members the following information was provided:-

- Notices were placed on the site as well as in the press.
- If the company would like to receive deliveries of material on a Sunday in the future a variation of conditions would be required.
- There would be no increase in HGV movements.
- The site would include built in safety mechanisms.
- The Health and Safety Executive and The Environment Agency would need to issue permits for the activity of the site.
- A condition for a specific route would not be appropriate.
- The facility would serve all of Northumberland as well as existing contracts in Newcastle.
- Water and a small amount of Carbon Dioxide would be released when the Methane Gas was burned.
- The process was considered a carbon neutral process.
- The output would generate the equivalent of 5500 homes worth of electricity.

- Artificial intelligence would be used to sort the waste.

Councillor Hutchinson proposed to accept the officers recommendation, subject to the conditions as set out in the addendum report, this was seconded by Councillor Darwin.

A vote was taken on the proposal to accept the recommendation to approve the application as outlined above as follows: FOR 12; AGAINST 0; ABSTAIN 1.

**RESOLVED** that the application be **GRANTED** for the reasons and with the conditions as outlined in the addendum report.

17 **APPEALS UPDATE**

**RESOLVED** that the information be noted.

**CHAIR**.....

**DATE**.....



## Northumberland County Council

### STRATEGIC PLANNING COMMITTEE

DATE: 1 AUGUST 2023

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### DETERMINATION OF PLANNING APPLICATIONS

#### **Report of the Director of Planning**

**Cabinet Member:** Councillor C Horncastle

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#### **Purpose of report**

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

#### **Recommendations**

The Strategic Planning 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.

#### **Author and Contact Details**

Report author: Rob Murfin  
Director of Housing & Planning  
01670 622542  
[Rob.Murfin@northumberland.gov.uk](mailto:Rob.Murfin@northumberland.gov.uk)

## **DETERMINATION OF PLANNING APPLICATIONS**

### **Introduction**

1. The following section of the agenda consists of planning applications to be determined by the Strategic 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 Strategic Planning 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 the tests that are set down in paragraph 56 of the NPPF and meet the tests set out in Community Infrastructure Levy Regulations 2010. Conditions must be:

- a. necessary to make the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

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 constitute material planning considerations, and as to what might be appropriate conditions or reasons for refusal.



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## BACKGROUND PAPERS

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

### Implications

<b>Policy</b>	Procedures and individual recommendations are in line with policy unless otherwise stated
<b>Finance and value for money</b>	None unless stated
<b>Legal</b>	None unless stated
<b>Procurement</b>	None
<b>Human Resources</b>	None
<b>Property</b>	None
<b>Equalities</b> (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Planning applications are considered having regard to the Equality Act 2010
<b>Risk Assessment</b>	None
<b>Crime &amp; Disorder</b>	As set out in the individual reports
<b>Customer Consideration</b>	None
<b>Carbon reduction</b>	Each application will have an impact on the local environment and it has been assessed accordingly
<b>Wards</b>	All

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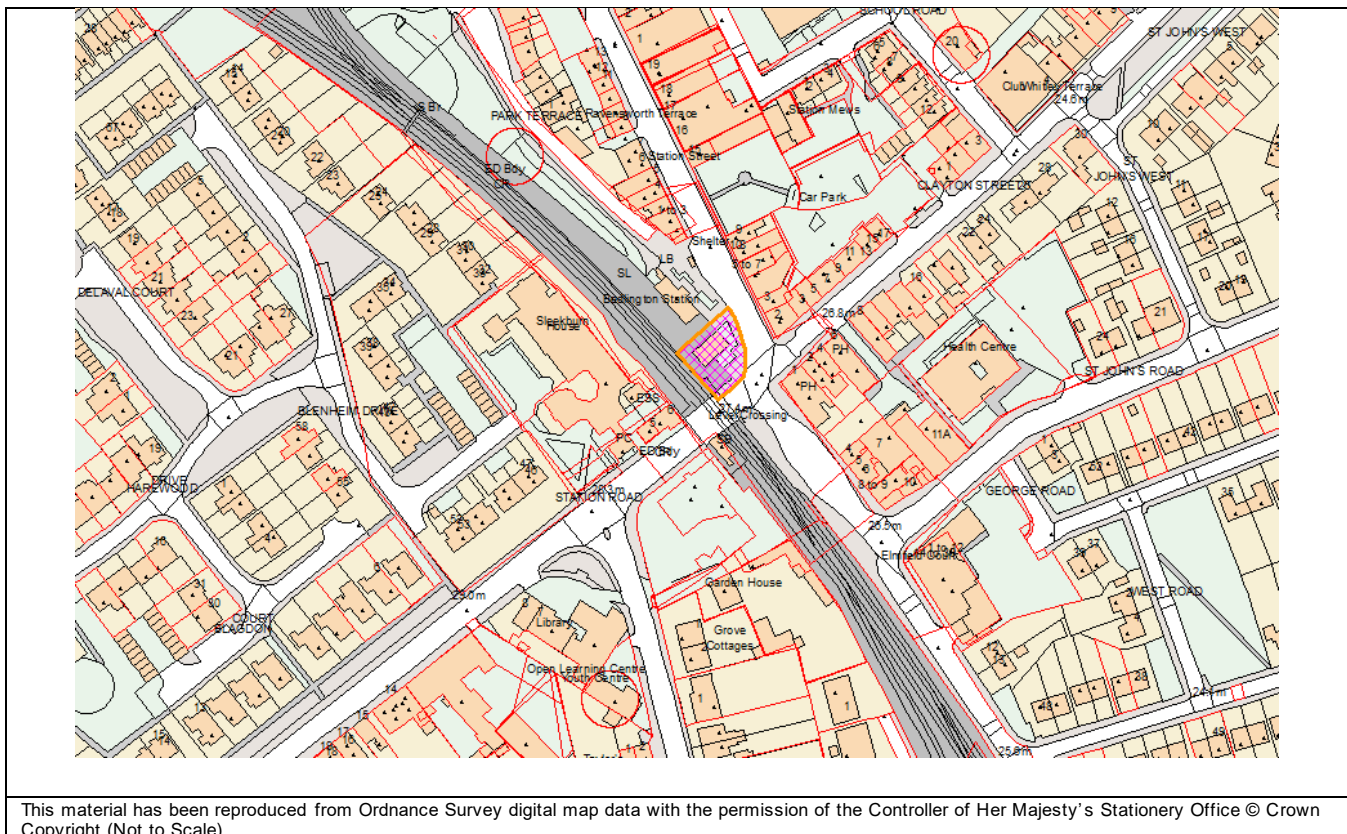


## Northumberland County Council

### Strategic Planning Committee – 1 August 2023

<b>Application No:</b>	23/01070/CCD		
<b>Proposal:</b>	Demolition of the former Bedlington Station Building (South) to accommodate works to construct the new railway station approved under 21/01106/CCD		
<b>Site Address</b>	Bedlington Railway Station, Station Street, Bedlington, Northumberland NE22 5UZ		
<b>Applicant:</b>	Northumberland County Council County Hall, Morpeth, NE61 2EF,	<b>Agent:</b>	Alannah Healey SLC Property 72 B-Box Studios Stoddart Street Newcastle upon Tyne NE61 2EF
<b>Ward</b>	Sleekburn	<b>Parish</b>	East Bedlington
<b>Valid Date:</b>	14 April 2023	<b>Expiry Date:</b>	11 August 2023
<b>Case Officer Details:</b>	Name: Mr Gordon Halliday Job Title: Consultant Planner Tel No: 07785 727053 Email: gordon.halliday@northumberland.gov.uk		

**Recommendation:** That this application be GRANTED permission



## **1. Introduction**

1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where the local authority is the applicant in respect of a planning application, it is required to be determined by the Planning Committee.

## **2. Description of the Proposals**

2.1 The Northumberland Line scheme seeks to re-introduce passenger services onto the existing freight line that runs between Newcastle Central Station and Ashington. The scheme includes the construction of six new railway stations and associated infrastructure. It is envisaged that there will be a half hourly service with an anticipated journey time between Newcastle and Ashington of 35 minutes.

2.2 The railway line was formerly known as the Ashington, Blyth and Tyne Line. Passenger services on the line ceased in 1964 since when freight trains have continued to operate.

2.3 This application seeks consent to demolish the former Bedlington Station building (south) to facilitate delivery of the new railway station that was granted planning permission in November 2021. Planning permission is required for the demolition because the building was included within the land for the station development. Otherwise the proposal would have constituted permitted development.

2.4 The former station buildings (north and south) are located on the existing redundant Newcastle bound platform. The consent for the new station identified that both buildings were to be retained. The northern station building was constructed in 1850 and closed in 1964 whilst the southern building probably dates from the first decade of the 20<sup>th</sup> century. A glazed canopy that is no longer present linked the two buildings. Network Rail used the two remaining buildings for office accommodation until about 15 years ago since which time they have remained mainly empty, although the southern building has been occasionally used to store spares for the adjacent Level Crossing.

2.5 The southern station building proposed for demolition is a tall single-storey structure constructed in red brick with a slate roof. It repeats some of the design features of the northern building including its brick construction, pitched slate roof, sandstone detailing and blind roundel windows, although overall its design is less detailed. The southern station building comprises three rooms internally that were probably used as a waiting room/booking hall, an office and WC. A detailed description of the building and its architectural features is provided at paragraphs 7.9 – 7.11 of this report.

2.6 Since the planning application for the new railway station was approved, further work has been undertaken on the constructability of the proposed scheme. This has included an Options Assessment of the various factors for and against the retention of the Bedlington South station building.

2.7 The Options Assessment report states that In addition to the station buildings, the former up platform remains mostly intact. However, the platform cannot be reused as part of the Northumberland Line because it does not comply with current railway design standards and the platform edge also needs to be moved slightly east to accommodate a revised track alignment through the station. The front wall and approximately 1½ - 2m of the existing platform will therefore need to be removed and replaced with a new structure. The existing platform is an integral part of the south station building's foundations and so, to prevent the gable end of the structure collapsing, expensive and complicated temporary structural underpinning would be required to 'shore-up' the structure whilst the front wall is being replaced. The estimated cost of this work is approximately £375k. The works may cause further structural damage to, or collapse of, the building and it is estimated that this could add a further £100- 200k to the costs depending on the amount of damage sustained.

2.8 A structural survey of the two station buildings identified that there are extensive defects within both structures, including evidence of structural movement within the walls of the buildings, cracking to walls, roof damage, life-expired gutters and downpipes, vegetation growth, unsafe / damaged floors etc. The estimated costs to bring the buildings back to usable standard are £450-500k for the northern building and £325-375k for the smaller southern building.

2.9 The Options Assessment recognises that the southern building has historic merit and refers to the Heritage Statement that was submitted with the original station application. Heritage issues are dealt with in detail in Section 7 below. Notwithstanding the historic merit, the applicant's submissions conclude that the building should be demolished for various reasons *'including the structural integrity of the existing building, the adverse programme and other implications for the delivery of the new railway station at Bedlington as a result of retaining the building; the risk that there is no guarantee that further damage would not be caused to, or collapse of, the building even with careful installation of the temporary works to facilitate the new railway station development; and the enhanced accessibility and public realm that will be enabled through demolition'*. It is also stated that demolition would represent a more prudent use of the funds available for investment at the station.

2.10 The submissions from the applicant include letters of support for demolition from Northern Trans Ltd. and Network Rail. Illustrative material on what the southern part of the station platform, the station entrance and the relationship with neighbouring streets could look like with and without the station south building has also been submitted.

### 3. Planning History

**Reference Number:** 21/1106/CCD

**Description:** Construction of a two-platform railway station including: ramped pedestrian access, new highway access; modifications to existing highways including pedestrian footways; provision of parking for cars, electric vehicles, motorcycles, cycles, and taxis and other associated works. Construction of facilities ancillary to the station including, lighting, soft and hard landscaping, surface and subsurface drainage, utilities and other services, boundary treatment and other associated works at Bedlington Railway Station, Station Street, Bedlington, Northumberland, NE22 5UZ.

#### 4. Consultee Responses

East Bedlington Parish Council	<p>Object in the strongest terms to this proposal.</p> <p>It is clear from the following extracts from the Bedlington Station Heritage Statement that demolition is NOT an option for this building: 5.12 "Of 19 former stations on the Blyth and Tyne only Bedlington, Hartley, Hepscott and Morpeth stations remain as standing buildings. These structures have group value with each other as well as other standing buildings along the line." "The Bedlington Station buildings are therefore unusual in that they are still owned by Network Rail and not converted to residential use or demolished. The buildings therefore have regional significance as a rare survival of station buildings on the Blyth and Tyne Railway, made rarer still at Bedlington by the survival of two buildings of different phases demonstrating the development of this station in the early-20th century". "it can be stated that in all likelihood Bedlington is one of the best-preserved examples of a station on the Blyth and Tyne Railway". "It is considered that should the buildings be assessed for local listing, they would be likely to meeting the criteria for inclusion on the local list due to their architectural and historic interest, regional rarity, group value with other railway structures and landmark value within this part of Bedlington".</p> <p>The Parish Council has, for many years, attempted to engage with Network Rail with a view to developing, with grant funding, these buildings as a Heritage and Innovation Centre to provide a community asset that celebrates the important railway heritage of our town. Network Rail has continually ignored attempts at dialogue. Meanwhile the buildings have continued to degenerate due to lack of maintenance. In 2020 the Parish Council was invited by the County Council to submit an expression of interest in these buildings. A detailed proposal was forwarded to the County Council. The vision was a development that;</p> <ul style="list-style-type: none"><li>• forms the centre piece of our town redevelopment;</li><li>• provides first class facilities that might be expected in more high profile stations;</li><li>• creates a heritage and innovation centre recognising the achievements of our forebears and inspiring the next generation to engage in emerging green technologies;</li><li>• restores civic pride;</li><li>• creates jobs and business opportunities; and</li><li>• signifies the second coming of passenger rail.</li></ul> <p>The development would provide office space, exhibition space,</p>
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	<p>waiting room and toilet, café, with an atrium area connecting the two buildings that would allow for pop up local shops, tourist information and other local services. The Parish Council has earmarked £40,000 to meet its contribution to the scheme and is confident that grant funding will be available. After submission of this scheme we heard nothing. Furthermore, in March of this year, this proposal was accepted by the Bedlington Innovation Team (formerly the Bedlington Town Board) as one of the proposals to go forward for Borderlands Funding as part of the Bedlington Place Plan. This was as a result of almost 18 months of discussion with local councillors and officers from the NCC regeneration team.</p> <p>Should the demolition of the South Building be allowed, this proposal will, of course, be irrelevant. The original planning application for the station, reference 21/01106/CCD clearly shows both buildings as retained on the platform. We would like to understand what has changed since then. Material considerations outlined in this objection are as follows:</p> <ul style="list-style-type: none"> <li>• Impact on character and appearance of the area.</li> <li>• Impact on the community and other services.</li> <li>• Economic impact and sustainability.</li> <li>• Proposals in the Parish Plan.</li> <li>• Previous planning decisions.</li> </ul>
County Ecologist	No objection subject to conditions
Public Protection	No objection
Climate Change Team	No response received
Built Heritage and Design Team	Objection – requiring a balanced judgement having regard to the scale of any harm or loss and the significance of the historic asset.

## 5. Public Responses

### 5.1 Neighbour Notification

Number of Neighbours Notified	94
Number of Objections	16
Number of Support	1
Number of General Comments	1

5.2 Petition – a petition organised by the Northumberland Line Community Heritage Group and containing 1038 signatures has been received objecting to the demolition of the building.

5.3 Notices - general site notices were posted on 21 April 2023 and a press notice was placed in the News Post Leader on 21 April 2023.

#### Summary of Responses:

5.4 The letters of objection received to the application include objections from West Bedlington Town Council and the Northumberland Line Community Heritage Group. 13 residents of Bedlington, Newbiggin-be-the Sea, Cambois, Blyth, Seaton

Sluice, Cresswell and Morpeth also submitted objections. The objections are made on the following grounds.

- The building plays a major part in the history of the Bedlington area as part of the only original stations buildings left on the line.
- The buildings are an important heritage asset and should be repaired for use by commuters and the local community providing employment opportunity and helping restore civic pride.
- The reduction in space available for community use resulting from the demolition of the south building will significantly impair the opportunity to run a mixed-use sustainable business.
- The establishment of a visitor centre / museum on Bedlington Station, including reference to Bedlington Iron Works as well as the history of the railway, could assist in the marketing of the Northumberland Line for tourism.
- The collective of station buildings and signal boxes at Bedlington Station have a group value of heritage benefit and would be likely to meet the criteria for inclusion on the local list due to their architectural and historic interest, as stated in the Heritage Statement submitted with the original planning application.
- Possible uses for the building include café, museum, meeting room, heritage centre, educational centre and pop-up market.
- The buildings should be renovated for community ownership and use.
- Whilst the building displays evidence of structural problems and lack of maintenance, these can be rectified.
- Local residents should be consulted and ways to save the building should be fully explored.

5.5 The Railway Heritage Trust has commented in support of the proposed demolition. The Trust supports in principle a project for the conversion of the northern station building into a community asset. It considers that the southern building lacks the architectural character of the northern building, retains minimal original features and will require investment of several hundred thousand pounds to make it structurally sound. It considers that the focus of restoration should concentrate on the northern building which it considers has the potential to shine as a restoration project.

5.6 The Northumberland and Newcastle Society has submitted comments acknowledging the conflicting challenges of the proposal. It considers that reinstating the Northumberland Line as soon as practicable is highly desirable, however, if the southern building is demolished, a building of quality and significance will be irreplaceable. The Society therefore considers that all reasonable opportunities should be explored before resorting to demolition.

5.7 The above is a summary of the comments. The full written text is available on the planning portal.

## **6. Planning Policy**

### Development Plan Policy

6.1 The Development Plan in respect of the application site comprises the adopted Northumberland Local Plan (NLP). The following policies in the NLP are relevant to the consideration of the application.



QOP1: Design Principles
QOP2: Good Design and Amenity
QOP6: Delivering Well-designed Places
TRA1: Promoting Sustainable Connections
TRA5: Rail Transport and Safeguarding Facilities
ENV1: Approaches to assessing the impact of development on the natural, historic and built environment
ENV7: Historic Environment and Heritage Assets

## National Planning Policy

6.5 The National Planning Policy Framework (NPPF) (July 2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

## 7. Appraisal

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

- Principle of the development
- Impact on heritage assets
- Impact on the character and appearance of the area

### Principle of the Development

7.2 The principle of the Bedlington Station development was established by the permission granted to the original application in November 2021. In June 2022 the Secretary of State approved an application for the Northumberland Scheme under the Transport Works Order Act Order, further confirming the principle of the Bedlington Station development.

7.3 Whilst the principle of the development of the station has been established, the current proposal represents a change from the approved scheme and raises issues that need to be carefully assessed.

### Impact on heritage assets

#### *Local and National Planning Policy*

7.4 NLP Policy ENV 7 Part 6 states that *'Development proposals that affect the significance of non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset'*.

7.5 NLP Policy ENV 7 Part 7 continues: *'If following the above assessment, a decision is made that will result in the loss of all or any part of a heritage asset, or a reduction of its significance, developers will be required to record and advance understanding of the significance of the asset (wholly or in part) in a manner proportionate to its importance and the impact, through appropriate compensatory*

*measures. The results of such measures should be made publicly accessible through appropriate archiving and publication. The ability to create full records in this way should not, in itself, be a factor in deciding whether such loss should be supported’.*

7.6 The NPPF states that: *‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.* (paragraph 189). It continues: *‘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’.* (paragraph 197)

7.7 The NPPF also states: *‘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.* (paragraph 203). It continues: *‘Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred’.* (paragraph 204) Paragraph 205 states: *‘Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’.*<sup>69</sup> *However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted’.*

#### *Description of the Building*

7.8 A Heritage Assessment was submitted with the original planning application for the new railway station. This document stated that the grouping of railway buildings at Bedlington Station was considered likely to meet the threshold for local listing. The Heritage Assessment was resubmitted but was not updated for the current application. The applicant was asked to supply further information assessing the proposed demolition of the building and its impact on significance. A Heritage Assessment Addendum (HAA) was subsequently submitted.

7.9 The HAA states that the northern station building was constructed in 1850 and closed in 1964 whilst the southern building probably dates from the first decade of the 20<sup>th</sup> century. A glazed canopy that is no longer present linked the two buildings. The southern station building that is proposed for demolition building is a tall single-storey structure constructed in red brick laid to English Garden Wall Bond, with a brick plinth to the base of the building with brick copings. It has a timber fascia under a slate roof with a single brick ridge stack. The south-east and north-east elevations each contain two rectangular windows with sandstone lintels and sills. The north-east elevation also contains a blind roundel window with brick surround in the gable. The north-west elevation is the main entrance to the building, formerly being accessed from under the glazed canopy. It contains a door at the western end of the

building and another door, now blocked in brick at the eastern end, both with sandstone lintels. There is a rectangular window at the eastern end and two smaller windows placed centrally to the building, now blocked with brick. A photograph from 1966 shows that immediately prior to closure these small openings were used for issuing tickets. The south-west elevation onto the platform contains a further doorway (double width) with a renewed brick arched head, an adjacent rectangular window with a sandstone lintel and sill, and a blind gable roundel window. A lantern for ventilation and glazing (now boarded up) is provided at roof level facing north-west.

7.10 The southern building repeats some of the design features of the northern building including its brick construction, pitched slate roof, sandstone detailing and blind roundel windows, although overall its design is less detailed.

7.11 The building comprises three rooms internally that were probably used as a waiting room/booking hall, an office and WC, although other possible uses have been stated. The waiting room/booking hall occupies the western two-thirds of the structure and is open to the roof with lantern glazing. The ceiling is boarded in timber. It contains a parquet floor, although in a poor state of repair, and blocked chimney breast in its east wall. The doorway in its south-west wall onto the platform has transom glazing. The office and WC are at the eastern end of the building, each accessed through separate doorways from the east end of the waiting room. The office also contains a blocked fireplace in its south-west corner.

### *Significance and Setting*

7.12 The Heritage Assessment Addendum (HAA) states that the significance of Bedlington Station lies in its architectural and historic interest as one of only 5 former stations on the former Blyth and Tyne line that has standing buildings. These structures have group value with each other as well as with other railway structures along the line. The Bedlington Station buildings are the only ones that are still owned by Network Rail and have not been converted to other uses resulting in greater conservation of the internal space which gives them regional significance. Their location is considered to give them landmark quality in this part of Bedlington and their architectural styling is also readily understandable as railway architecture providing the buildings with architectural and aesthetic value.

7.13 The HAA states that the north and south station buildings form a pair with each contributing positively to the setting and significance of the other. The setting of the station buildings is the railway and surrounding road network. At Bedlington the survival of several railway buildings, linked by former platforms and stone boundary walls, provides a visual and functional setting for the buildings as part of this asset grouping within the townscape. This includes the North and South signal boxes. On Ravensworth Street the station buildings are set back from the road at the junction between it and Station Road, at the level crossing. The buildings are also slightly elevated. This placement and elevation lends prominence to the buildings which are otherwise small scale structures; although the loss of the glazed canopy between the two buildings and the loss of the footbridge over the level crossing have eroded their setting. Surrounding the buildings on Ravensworth Street there is an expanse of block paving and modern brick wing walls and planters. Whilst there is a small number of trees, this hard landscaping does not complement the station buildings and is a detracting feature of their setting. Between the two ranges comprising the station, there is currently a metal palisade fence and gate, and likewise, to the north-

west of the station the low stone boundary wall to the platforms, that makes a positive contribution to the asset, is now also topped by the metal palisade fence. The fencing is unsympathetic to the aesthetic and historic value of the station and is a detracting feature of its setting. The station is located within the urban townscape of Bedlington which contains several non-designated historic buildings in its vicinity. These vary in quality, but ultimately make a positive contribution to understanding the historic significance of the railway as part of the town's development and the station's place within that.

### *Assessment of Impact*

7.14 The planning application is supported by an Options Assessment report that weighs up the factors that have been considered in retaining or demolishing the building and ultimately recommends the latter for various reasons, including:

- the structural integrity of the existing building;
- the adverse programme and other implications for delivery of the new railway station at Bedlington as a result of retaining the building;
- the risk that there is no guarantee that further damage would not be caused to, or collapse of, the building even with careful installation of the temporary works to facilitate the new railway station development; and
- the enhanced accessibility and public realm that will be enabled through demolition. Visualisations of the options for landscaping and improved accessibility have also been submitted.

7.15 The HAA states that the demolition of the southern station building will result in the total loss of its heritage significance as a non-designated heritage asset. The demolition of the south station building will also result in change to the setting and significance of the original station building to the north. This will remove evidence of the station's historical development and expansion in the early-20th century that forms a part of its historic interest. The intrinsic significance of the northern building as the original station building with historic and architectural interest, as part of the original 19th century railway development will not be affected.

7.16 The HAA points out that the applicant is in ongoing discussions with strategic partners to secure funding to bring the former northern station building back into use. The re-use of the northern building will considerably enhance the significance of the heritage asset, especially when experienced in the context of the adjacent operational railway system.

7.17 The Council's Architectural Heritage and Design Officer has reviewed the submissions, including the HAA which she considers accords with the requirements of the NPPF and the advice set out in Historic England's Guidance *'The Setting of Heritage Assets'* Paragraph 9 Cumulative Change and concurs with her assessment that the degree of harm caused by the proposed demolition is total loss of a non-designated heritage asset. The officer's detailed response raises an objection to demolition and refers to the national and local policy requirement that the decision maker must make a balanced judgement that takes the total loss and significance of the heritage asset into account.

7.18 The Parish Councils, Community Heritage Group and local residents have referred also to the potential for the building to be restored and made available for community use together with the main station building. A number of potential uses are referred to. Objectors to the proposed demolition acknowledge that the building

is in poor condition but consider that this has happened through neglect by its owners, Network Rail. The Council's Architectural Heritage and Design Officer notes that the building is windproof and watertight but has vegetative growth, slipped slates, cracked and broken glass to roof lights, isolated loss of brick detailing, open joints, delineation of the brick face, missing rainwater goods and bricks, water ingress, use of non-matching brick in consolidation, timber decay of the parquet flooring and areas of cracking in the brick. She considers that some of these defects illustrate that the building has not been appropriately maintained or repaired and that none of the defects prevent the building's repair and refurbishment in a manner consistent with its conservation.

7.19 It is understood that Network Rail were considering its demolition since before the Northumberland Line scheme became a reality. It is not subject to any specific designation so there has been no requirement for it to be maintained in good condition. Paragraph 196 of the NPPF states: '*Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision*'. However, it is not considered that in this case Network Rail have deliberately neglected or damaged the building. Rather it has been the case that for many years the building has not fulfilled any beneficial purpose other than occasionally storing materials.

7.20 The Parish Council and other objectors consider that both the north and south station buildings should be renovated for community ownership and use. They identify various possible uses for the buildings including café, museum, meeting room, heritage centre, educational centre and pop-up market. Some discussions on possible uses for the station buildings have taken place since planning permission was granted for the new railway station. The submission of the current planning application has provided a new focus for these discussions. This has resulted in some progress being made in that Network Rail have recently agreed to grant the Parish Council a 99 lease for the northern building at a lease rent of £1 per annum if demanded. The Railway Heritage Trust has also agreed in principle to support a project to bring the former station back into use as a community asset and considers that in an environment where resources are limited the focus should be on the main north station building. It states: '*The risk is that if both buildings are retained, the southern building will suck resources into making that good and the northern building will suffer and turn out merely adequate*'.

7.21 National and local planning policy requires the decision maker to reach a balanced judgement on whether a non-designated heritage asset should be demolished. The heritage factors to be taken into account in making such a judgement have been assessed above. The overall assessment is dealt with in section 8 of this report below.

#### Impact on the character and appearance of the area

7.22 The Government has given centre stage in the recent revisions to the NPPF to raise the standards of design and quality of new development and this is reflected in local planning policy. Policy QOP 1 in the NLP sets out the design principles for new development and Policy QOP2 requires development to provide a high standard of amenity for users and not cause unacceptable harm to the amenity of those living in the area. Development proposals should ensure that the physical presence and design of the development preserves the character of the area and does not have a visually intrusive or overbearing impact on neighbouring uses. Policy QOP6 in the

NLP includes as a criterion in delivering well-designed places: '*Proposals which would materially diminish the standard of design in an already approved scheme will not be supported*'.

7.23 The applicant has recently discussed the proposed demolition of the building with the Parish Council and the local heritage group with a focus on the implications for utilising the space that would be created by the demolition. This has led to the submission of illustrative material on what the southern part of the station platform, the station entrance and the relationship with neighbouring streets could look like with and without the station south building. Whilst these designs are in draft form and for illustrative purposes only it is considered that they demonstrate that a more attractive entrance to the new station could result from utilising the space freed up by the demolition of the building to improve access and platform features.

7.24 The condition of the two station buildings currently has an adverse impact on the attractiveness of the local environment. If the north station building is retained, given the submissions made by the applicant, it is not certain that sufficient funding will be available to repair both station buildings.

7.25 It is concluded that, notwithstanding the adverse impact on a heritage asset, the proposed development complies with NLP Policies QOP 1, QOP 2 and QOP6.

#### Other Matters

##### *Equality Duty*

7.26 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*

7.27 The proposal does not give rise to any implications for crime and disorder.

##### *Human Rights Act Implications*

7.28 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.

7.29 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.

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

## **8. Conclusion**

8.1 The southern station building that is proposed for demolition is a non-designated heritage asset. National and local planning policy requires the decision maker to reach a balanced judgement on whether a non-designated heritage asset should be demolished.

8.2 The significance of the building is enhanced by being one of a grouping of buildings associated with the former Blyth and Tyne Railway and because few such relic buildings survive. However, it was a 20<sup>th</sup> century addition built some 70 years after the other buildings in the group.

8.3 If the building is to be retained it would need to be underpinned whilst the existing platform is demolished and the new platform installed. It is in generally poor condition, having been little used by its owner, Network Rail, since the station closed in the 1960s and the costs of underpinning and of repair and restoration to a beneficial use are significant.

8.4 The reintroduction of passenger rail services on the Northumberland Line will bring considerable benefits to communities in south-east Northumberland, including in the Bedlington area, but expenditure needs to be prioritised as there are funding challenges.

8.5 The northern station building has greater architectural and heritage merit, is larger, is generally in better condition and consequently has greater potential to be repaired and restored for beneficial community use. Network Rail has agreed to grant a lease of this building to the Parish Council for 99 years at a rent of £1 per annum if demanded. The concentration of funding on one building is more likely to achieve a positive outcome than spreading any funding between the two buildings.

8.6 The demolition of the southern building would allow a more attractive entrance to the station to be provided as illustrated by drawings recently submitted.

8.7 It is concluded that the proposal is in accordance with the Development Plan and that, notwithstanding the loss of a non-designated heritage asset, the balanced judgement and overall planning balance weighs in favour of granting planning permission subject to appropriate planning conditions. The recommended planning conditions are strict in order to achieve the required policy outcomes but are considered to meet the tests for applying planning conditions.

## 9. Recommendation

That this application be GRANTED permission subject to the following conditions.

1. The development hereby permitted shall be begun not later than three years from the date of this permission.

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

2. The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents.

173726-LAC-SN05-ZZ-DRG-LEP-000003 Site Location Plan  
173726-PIO-SN05-ZZZ-REP-MPM-00001 Bedlington Station South Buildings  
Options Assessment  
173726-MSI-SN05-ZZ-REP-ESU-00002 BEJ Bedlington South Station Building  
Assessment Appendix A  
60601435-ACM-06-PL-DRG-ECV-000001 Existing General Arrangement  
60601435-ACM-06-ZZ-DRG-EHW-060001 (Rev P05) Proposed Highways General  
Arrangement  
173726-AEC-SN05-ZZ-DRG-ECV-000002- (Rev PO1.1) Proposed Platforms  
General arrangement  
60601435-ACM-06-PL-SKE-ESU-000003 (Rev PO1.1) Bedlington Station Building  
BLD2 Existing General Arrangement

Heritage Statement Addendum. Dr Gillian Scott for AECOM for Northumberland  
County Council. 11 July 2023

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

3. A programme of building recording work is required in accordance with 'Level 3' of Historic England's 2016 guidance document 'Understanding historic Buildings – A guide to Good Recording Practice'. The building recording scheme shall include appropriately scaled and annotated drawings, photographs and a written account of:

a) the building hereby approved for demolition; and

b) its wider context to include the surviving station building (including the lean-to), platform and signal boxes.

The building recording scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a. No development shall commence on site until a method statement based on Historic England's 2016 guidance document 'Understanding Historic Buildings – A Guide to Good Recording Practice' has been submitted to and approved in writing by the Local Planning Authority.



b. The building recording scheme shall be completed in accordance with the approved method statement.

c. The programme of analysis, reporting, publication and archiving must be completed in accordance with the approved method statement and Historic England's 2016 guidance document 'Understanding Historic Buildings – A guide to Good Recording Practice'.

Reason: In order to provide a reasonable opportunity to record the significance of the heritage asset and to comply with Policy ENV 7 (Part 7) of the Northumberland Local Plan and Paragraph 205 of the National Planning Policy Framework.

4. The removal of materials to be recovered for re-use from the demolition of the building hereby approved shall be carried out where practicable by tools held in the hand. Where machinery is required for demolition measures shall be deployed to ensure that the materials to be salvaged are not damaged. Materials salvaged from the building's external fabric, including masonry (bricks, and stone detailing) and roof coverings shall be stored for re-use. Details in writing of the re-use shall be supplied to the Local Planning Authority before passenger rail services commence.

Reason: In the interests of ensuring that no damage is caused to the building materials and that the architectural fabric and features are appropriately salvaged for re-use in accordance with Policy ENV 7 (Part 9) of the Northumberland Local Plan.

5. Hard and soft landscaping, in and around the site, including (but not limited to);

- planting,
- boundary treatments and means of enclosure,
- access features,
- seating,
- interpretation / information boards, and
- public art installations

shall be implemented in accordance with the landscaping scheme to be submitted to and approved in writing by the Local Planning Authority under Condition 14 of decision 21/01106/CCD dated 10 November 2021.

Thereafter the development shall be implemented in accordance with the approved details and shall be completed before the introduction of passenger rail services (or, in the case of planting, by the end of the first planting season following the approval of the details).

All approved hard and soft landscaping shall be maintained for the lifetime of the development.

Reason: To safeguard the visual amenities of the area in accordance with Policy QOP 1 of the Northumberland Local Plan.

**Informatives:**

1. Demolition shall be carried out in accordance with the provisions of the Construction and Environment Management Plan approved under decision 22/01214/DISCON dated 25 May 2022.
2. Depending on the works proposed some of the details to be submitted in respect of condition no. 5 might require other approvals.

**Date of Report:** 17 July 2023

**Background Papers:** Planning application file(s) 23/01070/CCD (this application) and 21/01106/CCD (station application)



# Northumberland County Council

## Appeal Update Report

Date: August 2023

### Planning Appeals

**Report of the Director of Planning**

**Cabinet Member:** Councillor CW Horncastle

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#### **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

## 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, 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>	No – claim 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</p>	No

	<p>impact upon residential amenity.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
22/00637/FUL	<p>Alterations and extension – 2 West Hedgeley, Powburn</p> <p>Main issues: design would be out of scale and character with the existing property and surrounding area, and would harm the setting of Grade II listed buildings</p> <p>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 &amp; 5 Front Street with replacement extension(s) and internal alterations - 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals are not</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	<p>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>	
21/03397/LBC	<p>Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals result in harm to the heritage assets without clear and convincing justification of this harm or public benefits to outweigh the harm.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/01833/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;</p>	<p>25 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>



	and loss of ancient woodland with no exceptional circumstances or suitable compensation strategy.	
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 setting.</p>	<p>16 February 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
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</p>	<p>21 March 2023</p> <p>Delegated Decision - Officer</p>

	<p>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>Recommendation: Refuse</p>
21/04592/FUL	<p>Demolition of 2 no. youth hostel cabins and erection of 8 no. caravan pitches and children's play area (as amended) - Hareshaw Linn Caravan Park, Bellingham</p> <p>Main issues: harmful visual impacts on the character and appearance of the site and surrounding area; and harmful impacts on residential amenity.</p>	<p>23 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04246/FUL	<p>Proposed single storey garage extension including a study and a shower room – 57 Church Street, Amble</p> <p>Main issues: scale and design results in adverse impact on the character and appearance of the existing dwelling and the surrounding area.</p>	<p>23 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00437/FUL	<p>Change of use of land from equestrian grazing use to campsite use – land north east of Bolam Lake Boat House Wood Car Park, Belsay</p> <p>Main issues: inappropriate development in the Green Belt.</p>	<p>13 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03876/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</p>	<p>23 May 2023</p> <p>Delegated Decision - Officer</p>

	countryside and inappropriate development in the Green Belt.	Recommendation: Refuse
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, Stanington</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 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</p>	<p>7 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	Northumberland Shore SSSI.	
22/03128/FUL	<p>Proposed construction of 3 bedroom dormer bungalow – land south east of 4 Studley Drive, Swarland</p> <p>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.</p>	<p>13 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/00732/FUL	<p>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</p> <p>Main issues: harm to heritage asset and no public benefits have been demonstrated to outweigh the identified harm.</p>	<p>15 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01992/OUT	<p>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</p> <p>Main issues: fails to address highway safety matters in relation to site access and manoeuvrability.</p>	<p>19 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/01214/VARYCO	<p>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</p> <p>Main issues: the proposed removal would not promote sustainable connectivity between the wider development and existing infrastructure.</p>	<p>26 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04676/LBC	<p>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</p> <p>Main issues: less than substantial harm to the character and significance of the listed building that has not been justified.</p>	<p>27 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/01138/ADE	<p>Advertisement consent for 1no. totem sign – 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</p>	<p>5 July 2023</p> <p>Delegated Decision - Officer Recommendation:</p>

	townscape.	Refuse
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## 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	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 date to be confirmed</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03915/LBC	<p>Listed Building Consent for demolition of a section of existing curtilage listed boundary wall to create access for residential development – land south east of The Manor House, Riding Mill</p> <p>Main issues: loss of historic fabric and unacceptable alteration of the historic curtilage listed boundary wall.</p>	<p>Hearing date to be confirmed</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/01362/REM	Reserved matters application for	Hearing – 30

	<p>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>August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p>
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# Implications

<b>Policy</b>	Decisions on appeals may affect future interpretation of policy and influence policy reviews
<b>Finance and value for money</b>	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
<b>Legal</b>	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
<b>Procurement</b>	None
<b>Human resources</b>	None
<b>Property</b>	None
<b>Equalities (Impact Assessment attached?)</b> <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
<b>Risk assessment</b>	None
<b>Crime and disorder</b>	As set out in individual reports and decisions
<b>Customer consideration</b>	None
<b>Carbon reduction</b>	Each application/appeal may have an impact on the local environment and have been assessed accordingly
<b>Wards</b>	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

## June 2023

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**Report of the Executive Director of Regeneration, Commercial and Economy**

**Cabinet Member:** Councillor Colin Horncastle

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### **Purpose of report**

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

### **Recommendations**

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

### **Link to Corporate Plan**

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

### **Key issues**

This month's report provides details on new S106 agreements and unilateral undertakings completed during the month of June 2023



## New Agreements

New Agreements completed and added to Database	
22/01204/varyc	East Holburn Farm Lowick
18/03231/ful	Land North of Fairfields
20/01292/varyco	Land south of 6 the Wynding, Bamburgh
21/01737/ful	Land south west of Springhill Farm, Springhill Farm, Seahouses
22/00483/ful	Land at the Fleece Inn, 49 Bondgate Without, Alnwick,
23/00435/ful	Land at Time and Tide, Gloster Hill, Amble, Morpeth, NE65 0HJ
23/01203/ful	Land 7 Springfield Meadow, Alnwick
21/03369/ful	Land at 1 Windmill Farm Smallholdings, Choppington Road, Choppington
DOV	Land at Park View, Phase three, Hadston, Morpeth,

## Contributions Received

Payments	Tyoe	Amount Paid
Various CMS	CMS	£90,415
Persimmon Homes	Healthcare	£93,900
Home Group	Healthcare	£64,731
Acklington	Highways	£8390
Lynemouth Windfarm Scottish Power	Community Funds	£42,054
Halton Lea Gate	Community Funds	£30,474

## Awards and Payments Made

Awards Paid Out	Project	Amount Paid
Trustees of Netherton Park	Children Housing	£846,578,10
Karbon Homes	Affordable Housing	£21,232
NCC	Bus Subsidy	£13,000
NHS	Amble GP	£85,000
NHS	Blyth GP	£80,072

**106 team - Any queries please email: [s106@northumberland.gov.uk](mailto:s106@northumberland.gov.uk)**

# Implications

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

## Background papers

Planning applications and 106 Agreements

## Report author and contact details

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