



Northumberland

County Council

Your ref:

Our ref:

Enquiries to: Lesley Little

Email: Lesley.Little@northumberland.gov.uk

Tel direct: 01670 622614

Date: Thursday 29 June 2023

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA COMMITTEE** to be held in the **COUNCIL CHAMBER - COUNTY HALL** on **MONDAY, 10 JULY 2023** at **4.00 PM**.

Yours faithfully

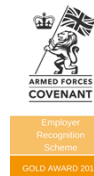
Dr Helen Paterson
Chief Executive

To Castle Morpeth Local Area Committee members as follows:-

D Bawn, J Beynon (Chair), L Darwin, S Dickinson, R Dodd, L Dunn, J Foster (Vice-Chair (Planning)), P Jackson, V Jones, M Murphy, G Sanderson, D Towns (Vice-Chair) and R Wearmouth



Dr Helen Paterson, Chief Executive
County Hall, Morpeth, Northumberland, NE61 2EF
T: 0345 600 6400
www.northumberland.gov.uk



AGENDA

PART I

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

1. PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS

(Pages 1
- 2)

2. APOLOGIES FOR ABSENCE

3. DISCLOSURE OF MEMBERS' INTERESTS

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

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

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

4. **MINUTES** (Pages 3 - 24)
- 15 May 2023**
- Minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 15 May 2023, as circulated, to be confirmed as a true record and signed by the Chair.
- 12 June 2023**
- Minutes of the meeting of the Castle Morpeth Local Area Committee held on Monday 12 June 2023, as circulated, to be confirmed as a true record and signed by the Chair.
5. **DETERMINATION OF PLANNING APPLICATIONS** (Pages 25 - 28)
- 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 not circulated with the agenda but are available on the Council's website at <http://www.northumberland.gov.uk/Planning.aspx>*
6. **22/02923/FUL** (Pages 29 - 42)
Provision of playing field, including pitch drainage, and landscaping of viewing mounds.
St Marys Hospital Development Site, St Marys Hospital Drive, Stannington, Northumberland, NE61 6BL
7. **22/02924/VARYCO** (Pages 43 - 52)
Removal of Condition 10 on approved planning application CM/20060893 in order to omit the Condition to submit a scheme for the restoration and/or provision of playing fields.
St Marys Hospital, St Marys Hospital Drive, Stannington, Northumberland NE61 6AP
8. **APPEALS UPDATE** (Pages 53 - 66)
- For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.

9. PUBLIC QUESTION TIME

To reply to any questions received from members of the public which have been submitted in writing in advance of the meeting. Questions can be asked about issues for which the Council has a responsibility. (Public question times take place on a bimonthly basis at Local Area Committee meetings: in January, March, May, July, September and November each year.)

As agreed by the County Council in February 2012, the management of local public question times is at the discretion of the chair of the committee.

Please note however that a question may possibly be rejected if it requires the disclosure of any categories of confidential or exempt information, namely information:

1. relating to any individual;
2. which is likely to reveal the identity of an individual;
3. relating to the financial or business affairs of any particular person
4. relating to any labour relations matters/negotiations;
5. restricted to legal proceedings
6. about enforcement/enacting legal orders
7. relating to the prevention, investigation of prosecution of crime.

And/or:

- is defamatory, frivolous or offensive;
- it is substantially the same as a question which has been put at a meeting of this or another County Council committee in the past six months;
- the request repeats an identical or very similar question from the same person;
- the cost of providing an answer is disproportionate;
- it is being separately addressed through the Council's complaints process;
- it is not about a matter for which the Council has a responsibility or which affects the county;
- it relates to planning, licensing and/or other regulatory applications
- it is a question that town/parish councils would normally be expected to raise through other channels.

If the Chair is of the opinion that a question is one which for whatever reason, cannot properly be asked in an area meeting, he/she will disallow it and inform the resident of his/her decision.

Copies of any written answers (without individuals' personal contact details) will be provided for members after the meeting and also be publicly available.

Democratic Services will confirm the status of the progress on any previously requested written answers and follow up any related actions requested by the Local Area Committee.

10. PETITIONS

(Pages
67 - 76)

(a) Receive any new petitions:

This item is to receive any new petitions. The lead petitioner handing in a petition at the meeting is entitled to briefly introduce their petition, and a response to any petitions received will then be organised for a future meeting.

(b) Consider reports on petitions previously received:

Address Speeding Between Jameson Estate (Old Police Hq Site) and Grange Lea Care Home on North Road, Ponteland

The attached report responds to the e petition which closed on 12th April 2023 regarding a request to address speeding between Jameson Estate (Old Police HQ Site) and Grange Lea Care Home, on North Road, Ponteland.

(c) Receive any updates on petitions for which a report was previously considered: any updates will be verbally reported at the meeting.

11. LOCAL SERVICES ISSUES

To receive a verbal update from the Area Managers from Technical Services and Neighbourhood Services in attendance about any key recent, ongoing and/or future planned Local Services work for the attention of members of the Local Area Committee who will also then have the opportunity to raise issues with the Area Managers.

The Area Managers have principal responsibility for highway services and environmental services, such as refuse collection, street cleansing and grounds maintenance, within the geographic boundaries of the Local Area Committee.

12. COLLINGWOOD SCHOOL, MORPETH

To receive a presentation from the Head Teacher of Collingwood School, Morpeth.

13. NORTHUMBERLAND LOCAL BUS BOARD

(Pages
77 - 92)

The report requests the Local Area Committee's nomination for the Northumberland Local Bus Board. The Cabinet report and Appendix 2 related to the terms of reference are also attached for information.

14. APPOINTMENTS TO OUTSIDE BODIES

Members are asked to confirm if they wish to remain as appointees to the outside bodies which were agreed by the Castle Morpeth Local Area Council in October 2022 as follows:-

Choppington Education Foundation	Mary Murphy
Druridge Bay Regeneration Partnership	Scott Dickinson
Friends of Morpeth Museum	David Bawn
Greater Morpeth Development Trust	Richard Wearmouth
Linton Village Hall Management Committee	Liz Dunn
Lynemouth Welfare Management Committee	Liz Dunn
Stakeford/Bomarsund Social Welfare Centre	Julie Foster Mary Murphy

15. LOCAL AREA COUNCIL WORK PROGRAMME

(Pages
93 - 98)

To note the latest version of agreed items for future Local Area Committee meetings (any suggestions for new agenda items will require confirmation by the Chairman of Council after the meeting).

16. DATE OF NEXT MEETING

The next meeting will be held on Monday 14 August 2023 and will be Planning only.

17. URGENT BUSINESS

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

IF YOU HAVE AN INTEREST AT THIS MEETING, PLEASE:

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

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

Registering Interests

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

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

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

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

Non participation in case of disclosable pecuniary interest

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

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

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

Disclosure of Other Registerable Interests

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

Disclosure of Non-Registerable Interests

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

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

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

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

Table 1: Disclosable Pecuniary Interests

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

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (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.
Securities	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"> i. the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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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)

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Northumberland County Council

PROCEDURE AT PLANNING COMMITTEE

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

Welcome to also include reference to

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

B Record attendance of members

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

C Minutes of previous meeting and Disclosure of Members' Interests

D Development Control

APPLICATION

Chair

Introduces application

Site Visit Video (previously circulated) - invite members questions

Planning Officer

Updates – Changes to recommendations – present report

Public Speaking

Objector(s) (up to 5 mins)

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

Applicant/Supporter (up to 5 mins)

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

Committee members' questions to Planning Officers

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

Debate (Rules)

Proposal

Seconded

DEBATE

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

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

Vote(by majority or Chair's casting vote)

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

NORTHUMBERLAND COUNTY COUNCIL

CASTLE MORPETH LOCAL AREA COMMITTEE

At the meeting of the **Castle Morpeth Local Area Committee** held at Council Chamber - County Hall on Monday, 15 May 2023 at 4.00 pm.

PRESENT

J Beynon (Chair) (in the Chair)

MEMBERS

L Darwin
L Dunn
M Murphy
D Towns

R Dodd
J Foster
G Sanderson

OFFICERS

M Bulman
C Harvey
M King
R Laughton
L Little
P Lowes
S Milne
J Murphy
M Patrick
E Sinnamon

Solicitor
Senior Planning Officer
Highways Delivery Area Manager
Senior Planning Officer
Senior Democratic Services Officer
Neighbourhood Services Area Manager
Senior Planning Officer
South East DM Area Manager
Highways Development Manager
Planning Manager

Around 13 members of the press and public were present.

104 **PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS**

Councillor J Foster, Vice-Chair Planning in the Chair advised of the procedure to be followed during the planning part of the meeting.

105 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Dickinson, Jones and Wearmouth.

106 **MINUTES**

RESOLVED that the minutes of the meeting of the Castle Morpeth Local Area Council held on Monday 13 March 2023, as circulated, be confirmed as a true record and be signed by the Chair.

107 **DISCLOSURE OF MEMBERS' INTERESTS**

In relation to agenda item 8, Councillor Dodd advised that whilst he was a customer at the Beresford Arms he had no financial or any other kind of interest and would take part in deciding the application.

In relation to agenda item 7, Councillor Sanderson advised that he had a personal but not prejudicial interest and whilst he would not leave the Chamber, he would take no part in deciding the application.

108 **THE NORTHUMBERLAND COUNTY COUNCIL (LAND AT HEBRON HILL FARM HEBRON, MORPETH, NORTHUMBERLAND) TREE PRESERVATION ORDER 2023 (NO 01 OF 2023)**

THE NORTHUMBERLAND COUNTY COUNCIL (LAND AT HEBRON HILL FARM HEBRON, MORPETH, NORTHUMBERLAND) TREE PRESERVATION ORDER 2023 (NO 01 OF 2023)

A late representation was circulated to Members of the Committee and public speaker and time allowed for this to be read. A copy has been uploaded to the Council's website with the Committee papers.

An introduction to the report was provided by J Murphy, with the aid of a power point presentation.

W Sharp addressed the Committee speaking in objection to the confirmation of the Tree Preservation Order (TPO). His comments included the following:-

- A TPO had two principal components, amenity and expediency. Amenity – was there a reasonable degree of public benefit. Visibility was not sufficient to warrant an Order and even if amenity was sufficient a TPO still might not be required if there was no expediency. Expediency – was there a risk to the trees; was there good woodland management.
- On the TPO under the reasons for making the order it stated that the trees were “prominent features in the surrounding landscape”; “valuable visual assets”; and “contribute to visual amenity”, however contribution was not a reasonable degree. The only recognised benefit was visibility and the law stated that was not sufficient. There was only one factor relied upon, out of a list of 20 in the law and there were no valid reasons for this TPO.
- What was not included in a legal document was as important as what was included and missing words, by law, were to be assumed to be deliberately missing. There was no mention of expediency or woodland management as there were no issues. The residents had proven to the Council that

there was no risk to trees and there was exceptional woodland management and the Council clearly agreed otherwise expediency would be stated in the Order.

- The legal document was insufficient and the Order must not be confirmed. There was insufficient amenity and no expediency and there were many other reasons why the TPO should not be confirmed. Multiple industry qualified experts also agreed that there should not be a TPO.
- It was clear that the TPO document was legally insufficient and the Council recommending a TPO was a serious error of reasoning.
- The officer report should have fairly and impartially summarised the details, but unfortunately it did not do that. It was incomplete, inaccurate and biased, and like the late unlawful representation inaccurate. It ignored objections which were listed and not answered, ignored multiple experts and ignored TPO law. There were new comments such as expediency which did not match the TPO.
- The TPO legal document and the report were totally different and after months of investigation the Council's sole evidence to support such a substantial change of opinion was the original public hearsay, which had proven to be false. The Council believed public hearsay over multiple industry qualified experts.
- A TPO was for the public but the sole evidence to support the TPO was not in the public interest and so was concealed and not released until moments before the case which was foul play and wrong. However the fact was that the TPO remained legally insufficient and could not be modified with last minute changes of Council opinion. They were too substantially different, against TPO law, restricted public opportunity and a fair trial and the TPO must not be confirmed.
- The Council stated that the TPO would not prevent works from taking place, this was incorrect. If the site history was accurate you would see this. It was nearly impossible to do safety works recommended by a qualified expert. Of the safety works accepted there had been nearly six months of delays and of the rejected safety works the Council had actually said they wanted to see a tree start to fall before they would consider any works. That tree would fall on his house and in the last set of safety works, the 3 trees closest to his property were rejected and the level of negligence was incomprehensible and unacceptable.
- The Social Ombudsman had seen value in conducting a full formal investigation into this matter however The TPO had been rushed to this Committee before a verdict had been given.
- He asked Members to allow him to live in safety and not to be harassed. Legally and morally the TPO at Hebron Hill was wrong and must not be confirmed.

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

- It was the neighbouring Farmer and owner of some of the woodland that had requested the TPO.
- The Forestry Act was separate legislation and it was understood that it did offer some protection for woodland up to a certain size where a licence would be required. The Local Authority had a statutory duty to protect trees if they met the legal test and notwithstanding any other licence that

may be needed. Members were required to make a decision based on TPO legislation.

- Two key factors had been looked at, amenity and expediency. In relation to impact on amenity, this was a planning judgement and Officers gave their view in the officer report on how this should be assessed. Members must look at the immediate and wider landscape and the impact if all or some of the trees were felled. Due to the prominent feature of farm steading and trees and wider views it was considered this would impact on the wider views of Hebron Hill, the Church adjacent to Hebron Village and Hebron Village. In Officers view the test had been met. There was not a lot of case law in relation to expediency and again this was a planning judgement. Officers did consider that it had passed the expediency test as there was intention for some trees to be felled and some work had been undertaken since the temporary TPO.
- Officers believed that amenity and expediency had been demonstrated and considered that making a TPO was the best way to protect the trees. A TPO did not prevent works from being carried out and a number of works had been undertaken whilst the temporary TPO had been in place with the Council responding quickly to ensure that work especially in relation to safety was undertaken. The Council did have a role to play in the protection of trees as they play a role in the wider landscape character of the area..
- The first option available to protect the trees was the creation of a TPO and that the Council has a statutory duty to consider the request. The Council could not facilitate or become involved in any other private transaction in relation to the trees.

Councillor Sanderson proposed acceptance of the recommendation to confirm the TPO as outlined in the report which was seconded by Councillor Murphy.

Councillor Towns advised that he had received correspondence and had discussions with the objector, residents and Parish Council. He agreed with the amenity as there was a lot of thick tree cover and that was possibly why residents had purchased their properties due to the screening it provided and why he thought it was negligible that the amenity was at risk as he did not consider that residents would wish to fell all the trees. The management company had been set up to ensure that the trees were well managed and if trees were not safe then residents should not have to jump through hoops. He did not see that the expediency test had been met and would prefer an alternative compromise. He did not like blanket TPOs but would like a more targeted TPO or a review to be undertaken to see if it was necessary, however he would listen to colleagues views during the debate.

It was acknowledged that there was no community consensus opposing the TPO and there was some disagreement and that was why regulation was required. The conclusion on page 16 of the report was highlighted in which it was stated that the trees made a positive contribution to their surroundings.

A vote was taken on the proposal to accept the recommendation to confirm the TPO as follows:- FOR 7; AGAINST 0; ABSTAIN 1 and it was

RESOLVED that Northumberland County Council (Land at Hebron Hill Farm, Hebron, Morpeth, Northumberland) Tree Preservation Order 2023 (No 01 of 2023) be confirmed without modification.

109 **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.

110 **22/00369/FUL**

**Redevelopment of existing land and buildings and the erection of 6No dwellings
Katerdene , Fulbeck, Morpeth, NE61 3JX**

R Laughton, Senior Planning Officer provided an introduction to the report with the aid of a power point presentation. A further letter of objection had been received regarding the increase in traffic and the unsuitability of Fulbeck Road for heavy traffic or pedestrians due to the lack of footpath and limited street lighting.

A Byard, addressed the Committee on behalf of Morpeth Town Council (MTC) speaking in objection to the application. Her comments included the following:-

- MTC had objected to the previous application which was refused and whilst noting the changes the reasons for the original objections still stood in that the application was contrary to Morpeth Neighbourhood Plan (MNP) Policies Sus1 and Set1 and paragraph 79 of the NPPF.
- There were no services or facilities and would therefore be reliant on cars and therefore did not support services nearby in a sustainable method which was contrary to Sus1 of the MNP and the NPPF as it did not promote sustainable development in a rural area.
- The site was not defined as brownfield or as agricultural development, was within the Green Belt and did not meet rural housing needs.
- It was inappropriate and harmful development in the Green Belt and constitutes encroachment.
- The harm to the Green Belt was not outweighed by very special circumstances contrary to the NPPF.
- The development did not protect, enhance or respect the character of the site and its rural surroundings and was contrary to DS1 of the MPN.
- Additional windfall houses were not needed in Morpeth and the location traffic on Holly Lane where there was no pavement or lighting and impact on pedestrian safety.
- MTC requested that the application be refused.

T Michie, the applicant, addressed the Committee speaking in support of the application. His comments included the following:-

- The report summarised where it had changed from the last application in that the size of the site and number of units being proposed had reduced as Members had decided the previously proposed development was too large. He had worked with the Planning Department to find a suitable scheme and was pleased to see that it was now recommended for approval.
- There were now to be 6 units in an existing yard.
- The proposed development was sustainable and fit into the MNP with the new scheme not impacting into open countryside or road network. It would use an existing access and highways had requested the removal of a proposed footpath.
- Initially the properties were to have garages however these have been removed and had been replaced with cycle sheds and the footprint of the buildings decreased on the site.
- The mitigation planting scheme had been developed through discussions with Planning Officers.
- The development was in line with policies and the application now matched what had been requested through working with the Council.

In response to questions from Members of the Committee, the following information was noted:-

- On the previous application there had been some confusion regarding brownfield use. It was now confirmed that some of the site was on previously developed land and also permitted development for 2 properties. There were still some policy conflicts but on balance the negative impacts were outweighed.
- The open area was to be maintained as open space for the residents.
- The difference between the previously refused scheme and this was that there was already buildings with permission and this was a better scheme. There was no requirement for affordable housing so the application could not be refused on those grounds. There was a metre wide strip of hardstanding which could be used by pedestrians, however, highways did not want to encourage its use. Morpeth was close, it was just that the connectivity was not in place. It was not the intention to say that there was no problem with the application, it was just that when other issues were considered, they tipped the balance in favour of approval.

Councillor Darwin proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Beynon.

Councillor Towns advised at this point, that whilst his Company did work with Mr Michie's Company, there was no personal or prejudicial interest.

Members were pleased that the applicant had worked with the Planning Officers and had come back with a more appropriate design which would fit in and suit the locality. In relation to concerns regarding the setting of a precedent for this type of farm yard development, Members were advised that this application was finely balanced with a lot of constraints on the site and were reminded that each application must be judged on its own merits.

A vote was taken on the proposal to accept the recommendation to approve the application as outlined in the report and it was unanimously

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

111 **22/04724/FUL**

Part conversion of existing public house to form three additional guest bedrooms to rear and retain public house at smaller scale (Amended Description).

Beresford Arms, South Side, Whalton NE61 3UZ

C Harvey, Senior Planning Officer provided an introduction to the report with the aid of a power point presentation. He advised that policy ECN14 in Condition 7 should be changed to read ECN15.

R Hobson, applicant, addressed the Committee speaking in support of the application. His comments included the following:-

- Hospitality had been extremely hard hit by Covid and the financial crisis. As pub owners, they were proud to be at the centre of the community supporting village activities and employing 15 dedicated staff and were dedicated to maintaining the Beresford Arms as a village asset.
- Post Covid there had been a Plan B in case hospitality did not recover and permission had been gained to convert the B&B and events room at the rear of the buildings to two houses. However there was now a way forward to develop the business with additional accommodation, bringing more visitors to Northumberland, increasing tourism and promoting colleagues in local businesses.
- The additional accommodation of 2 double rooms, one being accessible, would double the accommodation revenue and place the business on a solid footing for the future.
- When making initial inquiries we were advised that planning permission would need to be resubmitted for the conversion with the time line for a decision being early February. Highways had a concern which was addressed to their satisfaction and it was well after the February deadline when the Heritage Officer objected to the existing structure of the external fire escape that was necessary for fire regulations and had been in place for over 20 years.
- The fire escape was not visible from the outside, the car park or the highway, to the public or neighbours or even patrons in the back beer garden and was only visible to patrons who were actually in the top garden.
- Delays had been caused to local workmen and businesses who were going to undertake the work and we had been unable to give any indication of a timeline to rebook their services for at least 8 weeks of work. If we had been able to start in February as planned then we would have been using the additional accommodation with the essential income to ensure that the business and village community asset continued to remain open. As a

business we are now losing in excess of £3,000 per week of vital income which was unsustainable.

- Mr Harvey, Planning Officer was thanked for his work in helping them understand the nuances of the process and as the Conservation Officers comments were over an existing structure which was a legal requirement then the Committee were asked to support the application allowing work to commence as soon as possible.

There were no questions to Officers from Members of the Committee.

Councillor Towns proposed approval of the application in line with the recommendation outlined in the report which was seconded by Councillor Beynon.

Members expressed their support for the application stating that diversification allowing the survival of pubs in small villages was essential to the local economy and amenity of the area, helping with the sustainability of villages. It was refreshing to see the decision to turn the property into houses being changed to develop something which would help sustain the business.

A vote was taken on the proposal to accept the recommendation to approve the application as outlined in the report and it was unanimously

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

112 **22/04586/VARYCO**

**Variation of Condition 2 (Approved Plans) in order to reduce the scope of the scheme by omitting the extension and one yard and be amending the layout of another yard on approved application 22/01227/FUL
Kylloe House, Netherton Park, Stannington, Morpeth, Northumberland NE61 6EF**

S Milne, Senior Planning Officer introduced the report to the Committee with the aid of a power point presentation.

Councillor Darwin proposed acceptance of the recommendation to approve the application in line with the report which was seconded by Councillor Sanderson. A vote was taken on the proposal and it was unanimously

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

113 **APPEALS UPDATE**

In discussing the purpose of the report and if any learning could be achieved, it was agreed that Members found the report useful and would like to continue to receive this. Members were advised that whilst costs were rarely awarded

against the Council any learning would be picked up in training sessions and would not be discussed at Committee.

RESOLVED that the information be noted.

A short break was held at this point in order to allow officers to leave/join the meeting.

114 **PUBLIC QUESTION TIME**

No questions had been submitted.

115 **PETITIONS**

(a) Receive New Petitions – No new petitions had been received.

(b) Petitions Previously Received – Island outside Blossom Park, Pegswood

M Patrick, Highways Development Manager provided an introduction to the report which outlined the actions to be taken in response to a petition of 329 signatures which raised a series of concerns pertaining to the traffic island to the west of the entrance to Blossom Park, Pegswood. The residents felt that the introduction of the traffic island had created a highway safety issue resulting in accidents and requesting action to be taken to rectify the situation.

Councillor Towns, the Ward Member advised that whilst the issue had already been raised and was being investigated, he welcomed the petition as it let the Council know the strength of feeling on this matter. The traffic island had been damaged and had been surrounded by cones for over 12 months. It was noted that whilst residents wished to see the island removed before the end of the summer and whilst these expectations should be managed, he would like the matter resolved as soon as possible. It was clarified that there was no timescale for resolution at the current time.

RESOLVED that the actions proposed to be undertaken as set out in the report be accepted.

(c) Updates on Petitions previously received – On-going Planning Issues and Environmental Destruction on land to the South of St Mary's Park, Stannington.

J Murphy, Planning Area Manager - Development Management introduced the report which outlined the progress since the previous report (October 2022) with photographs shown comparing the site now to those taken following receipt of the petition. She advised that Officers had walked the site with Bellway Officers on two separate occasions, the first being to understand the extent of the issues and the second to observe the subsequent improvement and progress made. Two fresh planning applications had been made to address some of the matters and these would be brought to this Committee in June 2023. A site visit would be

undertaken in respect of these applications and Members would be able to see the progress for themselves.

Officers advised that they understood Members frustrations but it was common for developers of large sites to take time to comply with all conditions on an application, with work undertaken by the Council to ensure that all conditions were complied with. The Developer was now taking the matter seriously and a representative was in attendance. The Council were working in partnership with the Developer to progress this.

RESOLVED that the proposed actions set out in the report be accepted and it be noted that Planning Officers were proactively monitoring the site.

116 LOCAL SERVICES ISSUES

P Lowes, Neighbourhood Services Area Manager provided an update report as follows:-

Waste Service - Residual and recycling waste collection services continued to perform well. Demand for the bulky waste service remained high but performance was good. Garden waste service was up and running, adjusted routes were bedding in and overall the service was performing well.

Grass Cutting - Summer seasonal staff started at the beginning of April and had settled in well. Core grass cutting started early April. The very wet start along with the bank holidays had been challenging for the teams, but work continued to bring the grass up to standard.

Weed Control - The spraying of obstacles to aid in the grass cutting had been undertaken and would continue going forward. A good start had also been made on the hard surface weed control and this would continue to be progressed as quickly as possible.

Verge Cutting – This would start within the next month with the work running through June and July. Cutting schedules remain unchanged from last year and if a return would be made to areas if re-growth caused any visibility issues.

It was confirmed that the glass and food waste collection trials had been well received and were continuing. An update would be requested on problems with refuse collection around Gordon Terrace West. It was highlighted that feedback from residents on the wild flower areas had been positive. The Officer was unable to clarify the position regarding the possible cessation of glass collections which had been raised at a meeting of Ponteland Town Council. Clarification would also be sought that the use of blue dye during the weed spraying was continuing and no spraying had been undertaken by the Council without this being added.

M King, Highways Area Manager provided an update, a full version of which would be shared with Members following the meeting. He advised that any delays were due to the service still having difficulty in recruiting suitably qualified staff.

In response to a query if Members would receive training on accessing data from the new "Fix my Street" application, it was thought that Area Managers would be able to provide information to Members and that the system would advise if any works were required and when a job had been completed. It was thought that a briefing was to be provided to Members, however it was mainly a reporting tool for use by the public allowing them to report issues quickly and easily with a facility to upload photographs.

A report of a problem with street lights at Prestwick Road Ends would be passed to the relevant section. In relation to street furniture on the C403 it was clarified that there was a slight issue regarding the procurement of materials. The issue of lines on the roundabout approaching the A69 would be raised with D Laux.

117 DATE OF NEXT MEETING

The meeting of the Local Area Council was scheduled for 4.00 pm on Monday 12 June 2023, subject to the Diary of Meetings being agreed by Annual Council on 17 May.

CHAIR.....

DATE.....

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NORTHUMBERLAND COUNTY COUNCIL
CASTLE MORPETH LOCAL AREA COMMITTEE

At the meeting of the **Castle Morpeth Local Area Committee** held in the Council Chamber - County Hall on Monday, 12 June 2023 at 4.00 pm.

PRESENT

J Beynon (Chair) (in the Chair)

MEMBERS

L Darwin
R Dodd
M Murphy
D Towns

S Dickinson
J Foster
G Sanderson
R Wearmouth

OFFICERS

T Crowe
R Laughton
L Little
R Murfin
E Sinnamon
R Soulsby
A Wall

Solicitor
Senior Planning Officer
Senior Democratic Services Officer
Director of Housing & Planning
Planning Manager
Planning Officer
Environmental Health Officer

Around 31 members of the press and public were present.

1 MEMBERSHIP AND TERMS OF REFERENCE

RESOLVED that the Membership and Terms of Reference for the Castle Morpeth Local Area Committee as agreed by Council at the meeting on 17 May 2023 be noted.

2 PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS

Councillor J Foster, Vice-Chair Planning in the Chair advised of the procedure to be followed during the planning part of the meeting. It was confirmed that Members have viewed the site visit videos in advance of the meeting.

3 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bawn, Dunn and Jones.

4 **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.

5 **22/04089/FUL** **Erection of 2x detached two bed bungalows** **56 Station Road, Stannington, Northumberland, NE61 6NH**

An introduction to the report was provided by R Soulsby with the aid of a power point presentation.

Councillor Tolson addressed the Committee speaking on behalf of Stannington Parish Council (SPC) in objection to the Committee. His comments included the following:-

- Objective 5 of the Stannington Neighbourhood Plan (SNP) was to ensure each settlement in the Plan area maintained its identity with a recognition in the Plan of the differences between the settlements and the need to reflect local character in design. This remained the true representation of SPC and residents.
- Policy 10, design and character development proposals would be expected, where relevant, to demonstrate how they would respect the context of the site and its surroundings, rural character, historic setting and context.
- The proposed development was a continued and unwelcome urbanisation of the settlement.
- SNP also stated that Stannington Station had a different character to Stannington Village. It had open views across to the countryside and these were very important to people in the area to retain the agricultural feel of the settlement. The rural context was a very important factor to consider in any future development proposals with Stannington Station within the Green Belt.
- Whilst the development was within the inset boundary it would block open views of the countryside and whilst not directly in the Green Belt impinges upon it and was considered harmful.
- The current sewerage system was failing and was not acceptable however it was recognised that the applicant does address and mitigate this.
- Stannington Station was fast becoming a village and if development continued local facilities and services would not be able to sustain the growth.
- Policies QOP1 and QOP2 of the Northumberland Local Plan in relation to design principles and good design and amenity had not been applied.
- Development had been supported in the past however further development would spoil the rurality of the area and this had not been taken into account.

L Coleman, applicant, addressed the Committee speaking in support of the application. Her comments included the following:-

- The application was for a private development to build a bungalow for herself and her husband and a second bungalow for her daughter and family and was not a commercial venture.
- The majority of objections were from people who were new to the area and were themselves living in recent new build properties on Station Road.
- There were issues with the drainage and sewage infrastructure on the road however their land had already in place a sustainable drainage system which meant that all of their sewage, household and storm water went into a treatment plant with the clean water fed into a well-established wildlife pond and then gradually fed into the burn at the south of their land. This was completely separate from the main sewerage system and would service the new bungalows.
- The recent SNP was consulted on and agreed by residents. An inset boundary line was drawn around Station Road to prevent urban sprawl, protect Green Belt but also to allow limited development and therefore promoting growth.
- The bungalows would not be visible from Station Road and therefore would not impact the views over the Green Belt and countryside in keeping with the character and rural feel of the area and also in line with the SNP.
- They had lived on Station Road for 20 years with their grandchildren attending the village school. They support all local amenities and were passionate about protecting the environment and wildlife and had planted over 1000 trees and native hedging.
- The project was not for financial gain but to realise their dream of returning their horses to the land, tidy up the site and enjoy their retirement surrounded by family.

It was clarified that a number of previous appeal decisions referenced the rural character of the area and the inset boundary supported that. The area was surrounded by Green Belt, however this development did not impact on it as it was screened by existing development on Station Road. It was also a previously developed site.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report and this was seconded by Councillor Dodd.

In debating the application, Members stated that whilst they felt that Stannington Station was losing some of its character and becoming overdeveloped that they had no justifiable planning reasons to refuse the application. A vote was taken to approve the application in line with the recommendation in the report as follows: FOR 8; AGAINST 0; ABSTAIN 1.

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

**Proposal for widening and surfacing of access track
Land East Of The Retreat, Cresswell, Northumberland**

An introduction to the report was provided by R Soulsby, Senior Planning Officer with the aid of a power point presentation.

Councillor D Laing, addressed the Committee speaking on behalf of Cresswell Parish Council (CPC). His comments included the following information:-

- The application was for the widening of the 18th Century carriageway previously used by the Hall and now used as a footpath for residents and holiday makers. There was no need for it to be upgraded for use by HGVs unless there was an alternative motive i.e. to get caravans on the area.
- He emphasised that residents were against this development with in excess of 100 people saying no to it and asked Members to look at it again.
- The application purported to be to allow improved vehicular access for emergency vehicles to the Pele Tower, this was not needed as they would access it by the Village Green and not the caravan site.
- CPC did not understand why Park Resorts would wish to carry this work out unless there was an ulterior motive.
- The trees shielded the caravans from the village and formed a natural barriers and there was no reason for HGVs to access this area.

J Bailey addressed the Committee speaking in support of the application on behalf of the applicant. His comments included the following:-

- The proposal was to widen the carriageway from 1.7m to 3.7m utilising a new system which would match the existing and retain the woodland.
- No lighting would be provided, no caravans were to be sited and no trees felled in order for the track to be widened. The Woodland Arborist had recommended some trees for removal for good management of the area.
- In relation to the heritage impact on the boundary wall and the Pele Tower, the character of the area would remain and Historic England had no objection. The Building Conservation Officer had advised that there would be less than substantial harm and the biodiversity of the site would be improved as the woodland was in poor condition and lacked diversity.
- The additional planting to provide additional screening and woodland management plan would add biodiversity and ensure that the woodland was maintained and protected for 30 years should the application be approved.

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

- The application was for the widening of an existing track from 1.7m to 3.7m. Officers did not look at why the track was required and there was no accompanying information. A comprehensive woodland management plan was conditioned as part of the proposed recommendation and the site would be protected by this Plan. If a future application was received for the site then the woodland management plan would be a material

consideration and appropriate weight would be given to it. The application before Members at this time was only to widen a track and protect woodland.

- If a further application was received then this would be assessed against all current policy along with any site constraints, the significant woodland designation, ecology etc and would also be considered. The Local Planning Authority (LPA) could not prevent further applications being received.
- The reason for the application itself was not known and was not required to be known. Applications must be assessed against up to date policies.
- Due to the significant public interest and objections from the Parish Council the application had been referred to the Director of Planning and Chair to decide if the application should be brought to Committee.
- It was clarified that whilst the woodland was of importance it was not classed as ancient woodland.
- The 2018 application for the track with parking and hardstanding was withdrawn before a decision had been made. The 2002 application was refused and other applications in 2020 had been withdrawn.
- Ecology had advised that the habitat was of importance but was of poor condition, they welcomed the woodland management plan which could be conditioned and good mitigation to be provided as part of the application as it was recognised that some areas were now in a neglected state. Consultation had also been carried out with the Conservation Officer as the site was adjacent to listed assets and they had advised that this caused some harm. A decision was required on whether the public benefit offset the harm and it was Officers view that it did due to woodland management plan bringing public benefit however it was for Members to decide if they agreed with this view.
- The application was only to widen the track and the applicant did not need to explain why this was required and therefore Officers did not have that detail. This was not material to the decision and Members should look at the facts and base their decision on those.
- A woodland management plan could be entered into without the benefit of a planning application, however if granted this would be part of a planning consent condition and it would be enforceable.
- The LPA would have a statutory duty to consider a Tree Preservation Order (TPO) if an application was submitted.

Councillor Wearmouth proposed acceptance of the recommendation to approve the application as outlined in the report which was seconded by Councillor Dodd.

Members in debating the application recognised that whilst they were looking at the application in front of them some felt that this would be a precursor to a further application and they questioned if the benefits would outweigh the harm. In summing up Councillor Wearmouth advised that the application was for a path in a woodland which was sympathetic to its environment. It would allow for better woodland within the space which would be correctly maintained which would be beneficial in preventing further development. The potential of refusing the application and its impact on biodiversity on a suspicion of what might happen in the future was highlighted along with the subsequent probable appeal whereby the Council could incur costs.

A vote was taken as follows: FOR 3; AGAINST 3; ABSTAIN 3. The Solicitor advised that the Chair would have the casting vote and provided clarification that a Councillor could not change their vote at this stage. As the Chair had abstained from the vote she was hesitant to use her casting vote. Further advice was provided that an alternative solution would be for Councillor Wearmouth to withdraw his proposal and Councillor Dodd agree to this in order for a new motion to be put forward as the vote had not been completed. Councillors Wearmouth and Dodd agreed to withdraw the original proposal.

Councillor Sanderson then proposed acceptance of the recommendation in the report to approve the application which was seconded by Councillor Wearmouth. A vote was taken on this proposal as follows: FOR 4; AGAINST 3; ABSTAIN 2.

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

7 **22/03226/COU**

Change of use of land adjacent to N1 Golf Centre for up to 20No plots to be used for the siting of accommodation (micro holiday cabins) in association with the existing business.

**Morpeth Archers Site, Tranwell Woods, Morpeth, Northumberland
NE61 6AQ**

R Laughton, Senior Planning Officer provided an introduction to the report with the aid of a power point presentation. Late representations had been received and the following summary was provided:-

- Objectors were still disappointed that amenity and ecology issues had not been added as refusal reasons;
- The submitted petition had 75 signatures, not 63;
- Morpeth Town Council had submitted an objection to the scheme stating the application was contrary to NLP Policy ENC 15d as the pods were not temporary structures; there should be equal weight given to the policies in the Morpeth Neighbourhood Plan and Policy Set1; there was no evidence for demand for such a development; and there were Human Rights Implications as the scheme would interfere with an individual's enjoyment of their property.
- The agent had submitted a representation in which it was highlighted that this was not the originally chosen site with the preferred location nearer the entrance of N1 Golf. The current application resulted from discussions with the Council. There was a delicate balancing act regarding the impact to the Green Belt and the economic and business benefits. The applicant would be willing to undertake the necessary surface and foul water drainage assessments if members were willing to support the application.

S Geoghegan addressed the Committee speaking in objection to the application on behalf of 37 households and highlighting the 75 signature petition. Her comments included the following:-

- The applicant had for over 9 months failed to mention residents in the application, engage with the local community or provide requested documents to the Planning Officers.
- Residents encased the application site on the southern and eastern boundary where the site could be openly seen for 7 months of the year. It was a uniquely peaceful private area of 45 houses, had incredible biodiversity, was within the Green Belt surrounded by 3 separate old plantations which were protected under a blanket TPO. There were open boundaries to allow for the free movement of wildlife across properties assisting the wildlife corridor entering from Tranwell Woods local wildlife site and into the applicant's land.
- The ecologist had done numerous ecology and bat reports and identified the presence of priority and protected species and advised that the proposals would effectively disconnect the wildlife corridor and that even with mitigation there could be no justification for the development.
- There was now an ecology crisis point in Tranwell Woods. Saltwick Plantation was now used as a dog walking route by the residents of St Mary's causing the wildlife to leave and go into Gubeon Plantation adjacent to the application site. This was the site for the applicant's previous application which residents also objected to. It would have destroyed the plantation and ecology in and around it and as an HPI was given priority for conservation.
- In summer there was an explosion of small frogs and toads on the water logged and boggy land, which Morpeth Archers, previous users of the site, had confirmed. The site would need to be heavily drained and with cabins having to be placed on hard surfaces the site would never be capable of being returned back to its previous ecological state.
- The application had the potential for 120 holiday makers plus dogs which would significantly affect residents amenity, health and quality of life. Holiday makers would use Tranwell Woods and the surrounding plantations for walks which would add to the spill and stretch of the development and the ruin of the area.
- The proposed transport route from the golf complex to the holiday park was in direct line of the driving range with balls frequently going over this route into a residential garden with that family also being disturbed by trespassing party goers from the applicant's 10 bedroomed air bnb. This was currently being investigated by Enforcement Officers.
- The NPPF took precedent over all other planning policies and stated that inappropriate development should not be approved except in very special circumstances. The applicant and Officer agree that non have been met. Tourism, economic and business benefit were not listed for consideration as very special circumstances.
- The Council's Leisure & Tourism advised that they would only support the application if it met planning legislation, which it did not. No evidence of need had been submitted and the economic assessment could not be taken into consideration as it was out of date and stated that it related to the previous application only.
- This was a stand-alone development in the wrong location and could be placed anywhere with Members asked to refuse the application in accordance with the recommendation.

Councillor M Sharp addressed the Committee speaking on behalf of Mitford Parish Council (MPC) as their Vice-Chair. His comments included the following:-

- MPC strongly objected to the application of up to 20 micro holiday cabins within the Green Belt, in an open field and adjacent to protected woodland with a rich diversity of flora and fauna. It was completely inappropriate development for this location with the application stating it did not fully accord with an exception to inappropriate development but then claimed very special circumstances to justify the development.
- The hamlet of Tranwell Woods had no pedestrian footpaths, no retail amenities and a narrow 60 mph through road. There were few streetlights and highway visibility could be poor. There were no footpaths or cycleways connecting with the applicant's business and there was no public transport.
- The design statement referred to 2 person chalets, however the floor plans supplied indicated that up to 6 people could be accommodated which would mean up to 120 people on site. This was nearly double the population of Tranwell Woods and would have a significant and damaging impact on the rich variety of wildlife, ecology and biodiversity of the rural setting. Installing a few bat and bird boxes and planting a few new trees did not constitute a commitment to conserve and enhance the natural aspect of the area in line with both the NPPF and Northumberland Local Plan. This development would seriously diminish nature not enhance it.
- The application failed to explain how the cabins would be heated, how the access track would be lit at night, how urgent security concerns would be dealt with, how emergency vehicles would gain access or how refuse or foul sewage would be removed. These were all critical issues given their potential impact on the environment and residents.
- No real evidence had been provided to prove that the proposed development was essential to the operation of the current business and the claim that it would generate new jobs was challenged. Visit Northumberland estimated summer occupancy rates for holiday accommodation was around 55% and was higher at the coast but fell rapidly with distance. This accorded with anecdotal location information and building more supply did not increase demand. The proposed cabins described in the application as similar to the size of a domestic shed did not provide a wow factor to attract additional visitors. A nearby glamping site already had low occupation rates and could possibly close with the loss of 2 full time jobs if this application was approved.
- The promotion of tourism and increasing spend in the local economy were recognised as a priority but investment must be in the right location, should safeguard the countryside from encroachment and could not be to the detriment of the local habitat.
- MPC believed that on numerous levels the application afforded more harm than benefit to the Green Belt and was not considered to be sustainable development. This was the wrong development in the wrong place and the recommendation to refuse the application was supported.

C Ross, Agent on behalf of the applicant addressed the Committee speaking in support of the application. His comments included the following:-

- Since the purchase of the golf centre the applicant had invested into the facility and transformed it to a destination for a family day out. The next

step was to secure additional accommodation in the form of short term holiday lets on a wildlife route and close to Morpeth.

- The LPA had recognised this as a suitable site following a previous application, which had no objections and which had been well related to the Club House had been turned down. This new application now had received objections.
- The applicant would have preferred the first site, however they had offered to carry out drainage work on this site before the application was permitted thereby removing reasons 2 and 3 from the refusal.
- Development within the Green Belt was a balancing act and the development of the business and further development of the facility and situation tips in favour of the very special circumstances required.
- If Members were minded to refuse this application, he hoped that they would show their support for the previous application site.

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

- It was accepted that any development within the Green Belt was inappropriate and would need to demonstrate very special circumstances, i.e. public or site specific benefit. Compelling evidence would be required to demonstrate that the very special circumstances had been met and in this instance it was Officers' judgement that no very special circumstances existed.
- Discussions undertaken could have the potential to resolve reasons 2 and 3 for refusal if the applicant provided information to demonstrate how these would be met.

Councillor Stewart proposed acceptance of the recommendation to refuse the application as outlined in the report, which was seconded by Councillor Darwin.

In debating the application, Members felt that whilst the rural economy needed investment, the location of the application site was not appropriate for this type of development due to it being within the Green Belt, its close proximity to dwellings and potential for increased noise with visitors using outdoor space along with the lack of local facilities. Whilst recognising the existing good facilities provided on part of the site it was considered that there would be no local benefit with this application.

A vote was taken on the proposal to refuse the application for the reasons outlined in the report was taken and it was unanimously

RESOLVED that the application be **REFUSED** permission for the following reasons:-

1. The application site lies within the Northumberland Green Belt. The proposal represents inappropriate development in the Green Belt that would, by definition, be harmful to the Green Belt. The proposal would result in harm to the openness of the Green Belt and would be contrary to the purposes of including the land within it. Very special circumstances which outweigh harm to the Green Belt have not been demonstrated the proposed development was therefore considered to be contrary to

Northumberland Local Plan Policies STP 1, STP 8 and ECN 16 and Chapter 13 of the NPPF.

-
- 2. The application fails to demonstrate how surface water and flood risk would be appropriately mitigated on site. The application therefore conflicts with policies WAT 3 and WAT 4 of the Northumberland Local Plan, Policy Inf1 of the Morpeth Neighbourhood Plan and the National Planning Policy Framework.
- 3. The application fails to demonstrate how foul sewage will be appropriately disposed of at the site. The application therefore conflicts with policies WAT 3 and WAT 4 of the Northumberland Local Plan and the National Planning Policy Framework.

8 APPEALS UPDATE

RESOLVED that the information be noted.

CHAIR.....

DATE.....



Northumberland

County Council

CASTLE MORPETH LOCAL AREA COMMITTEE

10 JULY 2023

DETERMINATION OF PLANNING APPLICATIONS

Report of the Director of Housing and Planning

Cabinet Member: Councillor C Horncastle

Purpose of report

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

Recommendations

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

Key issues

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

DETERMINATION OF PLANNING APPLICATIONS

Introduction

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

The Determination of Planning and Other Applications

2. In considering the planning and other applications, members are advised to take into account the following general principles:
 - Decision makers are to have regard to the development plan, so far as it is material to the application

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

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BACKGROUND PAPERS

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

IMPLICATIONS ARISING OUT OF THE REPORT

Policy: Procedures and individual recommendations are in line with policy unless otherwise stated

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

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

APPENDIX 1: PROCEDURE AT PLANNING COMMITTEES

Chair

Introduce application

Planning Officer

Updates – Changes to Recommendations – present report

Public Speaking

Objector(s) (5mins)

Local Councillor/Parish Councillor (5 mins)

Applicant / Supporter (5 mins)

NO QUESTIONS ALLOWED TO/ BY PUBLIC SPEAKERS

Member's Questions to Planning Officers

Rules of Debate

Proposal

Seconded

DEBATE

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

Vote (by majority or Chair casting vote)

Chair should read out resolution before voting

Voting should be a clear show of hands.



Northumberland

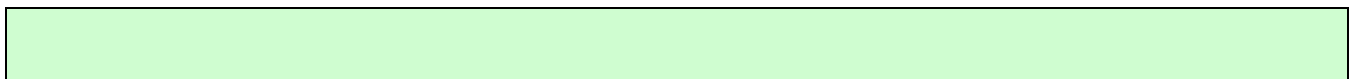
County Council

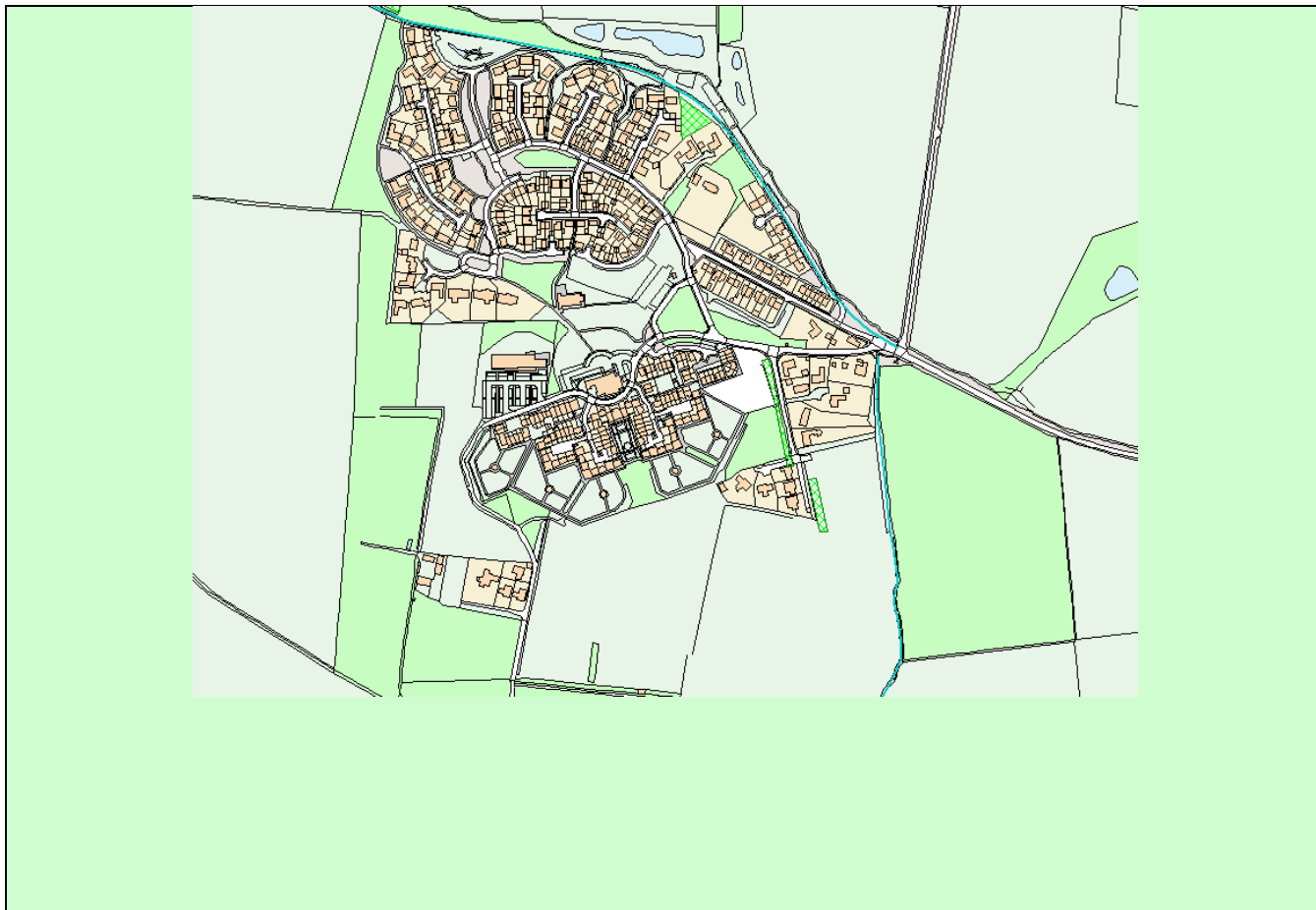
CASTLE MORPETH LOCAL AREA COMMITTEE

10TH JULY 2023

Application No:	22/02923/FUL		
Proposal:	Provision of playing field, including pitch drainage, and landscaping of viewing mounds.		
Site Address	St Marys Hospital Development Site, St Marys Hospital Drive, Stannington, Northumberland NE61 6BL		
Applicant:	Mrs Emma Moon Bellway House, Kings Park, Kingsway North, Team Valley Gateshead NE11 0JH	Agent:	Mr Joe Ridgeon Unit 3, Hexham Enterprise Hub, Burn Lane, Hexham, NE46 3HY
Ward	Ponteland East And Stannington	Parish	Stannington
Valid Date:	5 October 2022	Expiry Date:	12 May 2023
Case Officer Details:	Name: Richard Laughton Job Title: Senior Planning Officer Email: richard.laughton@northumberland.gov.uk		

Recommendation: This application is MINDED TO GRANT planning permission subject to the conditions within the report and a S106 to secure £240,566 for the loss of playing pitches and £45,447 for alternative pavilion provision.





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Recommendation: This application is MINDED TO GRANT planning permission subject to the conditions within the report and a S106 to secure £240,566 for the loss of playing pitches and £45,447 for alternative pavilion provision.

1. Introduction

1.1 Following the receipt of a petition from residents of St Mary's Park in respect of details of the original planning permission not having been fulfilled, it is appropriate to have this application determined at the Local Area Planning Committee by Members given the significant local interest.

2. Description of Proposals

2.1 The application seeks full planning permission for the provision of a playing pitch, including pitch drainage and landscaping of viewing mounds. This application has been submitted alongside application 22/02924/VARYCO, also to be considered at the Castle Morpeth Local Area Committee on 10th July 2023. Both applications relate to St Mary's Park, Stannington.

2.2 The proposal seeks to supersede condition 10 of the original planning permission for mixed use development; 172 residential units (66 by conversion/106 new-build), 53,000 sq ft (approximately) of commercial development, associated landscaping including restoration of registered gardens and associated highway access improvements off and on-site (Ref: CM/20060893). Condition no.10 is shown below:

No development shall take place until a scheme for the restoration and/or provision of playing fields and associated facilities, and their availability to the community has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of the current playing field quality and measures to improve it, details of the refurbishment or replacement of the pavilion and details of a management plan to ensure use of the facilities by the community. Development shall take place in accordance with the approved.

Reason: In the interests of retaining and improving sports facilities and their accessibility to the community.

2.3 In removing condition no.10 from the original planning permission, it will result in a loss of 1.7has of playing pitch provision. To mitigate this, a Section 106 legal obligation is proposed which will provide a community fund for the provision of new, or improvements to existing, outdoor sports facilities or recreation facilities within the local area, which are to be open for use by the general public.

2.4 The principle of the specification is to level, drain, seed and cultivate the playing field and these details, along with an outline of the management proposals, has already been agreed during previous discussions with Sport England. Delivery of the pitch will be commenced at the earliest opportunity following planning permission being granted.

2.5 With regard to the previously proposed pavilion, Sport England undertook discussions with the national governing bodies for various sports, which did not indicate any current or likely interest in teams using the proposed facilities. Whilst it was acknowledged the pitch could potentially be used, there is concern that the pavilion might not. If it were not used, this could potentially quickly fall into disrepair and become dilapidated.

2.6 It is, however, recognised that circumstances could change. It is proposed, therefore, that the money which would have been spent on the pavilion will be provided to the Council to be held in trust as a community fund, whilst the use of the playing field is further considered and, if and where necessary, the money can be best invested in an appropriate on-site facility which meets future users' needs. If after a defined period of time no on-site facilities have been identified as being necessary/sustainable, the funding would be made available for other appropriate local sporting infrastructure in Northumberland.

2.7 This application proposes, therefore, to supersede the existing planning permission in relation to the sport pitches and the associated Section 106 legal agreement would facilitate the above proposed approach for both the playing pitches and community fund in lieu of the previously proposed pavilion.

3. Planning History

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL

Status: CONREF

Reference Number: CM/20100269

Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: CM/97/D/362

Description: Virtual reality world

Status: Approved

Reference Number: 13/03761/VARYCO

Description: Variation to condition 2 (approved plans) from planning approval 11/02980/FUL

Status: Approved

Reference Number: 15/02431/DISCON

Description: Discharge of condition 13 (surface water) from planning approval 13/03761/VARYCO

Status: Approved

Reference Number: 17/00184/DISCON

Description: Discharge of Conditions 15 (Ground Gases), 18 (Surface Water), 23 (Landscape Plan) for Planning Permission 15/03676/FUL - Proposed erection of 59 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works (supplementary information received 02.03.2017)

Status: Approved

Reference Number: 17/00692/DISCON

Description: Discharge of Condition 13B (Remediation Written Method Statement) for Planning Permission 15/03676/FUL - Proposed erection of 59 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works

Status: Approved

Reference Number: 17/00693/DISCON

Description: Discharge of Condition 16 (Gas Report) for Planning Permission 15/03676/FUL - Proposed erection of 59 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works

Status: Approved

Reference Number: 17/00696/DISCON

Description: Discharge of Condition 15A (Contamination Desktop Study), B (Contamination Site Investigation) and 15C (Remediation Written Method Statement) for Planning Permission 16/00221/FUL - Demolition of the existing building and erection of 3 residential dwellings (C3 Use Class) and associated access, landscaping and engineering works (amended description)

Status: Approved

Reference Number: 17/02269/DISCON

Description: Discharge in part of Condition 10 of planning permission reference CM/20060893 - Details regarding replacement pavilion building

Status: Approved

Reference Number: 17/03190/DISCON

Description: Discharge of condition 18 (validation and verification report - ground gases) on approved planning application 16/00221/FUL.

Status: Approved

Reference Number: 17/04116/DISCON

Description: Discharge of Condition 13 (c) (full closure report) on approved planning permission 15/03676/FUL

Status: Refused

Reference Number: 17/04381/DISCON

Description: Discharge of Condition 16 (gas report) on approved planning application 15/03676/FUL

Status: Approved

Reference Number: 17/04510/DISCON

Description: Discharge of Condition 15 in part (landscape management plans) on approved planning application 14/03197/FUL (as amended 15/01/18)

Status: Approved

Reference Number: 18/00132/DISCON

Description: Discharge of conditions 2 (phasing program), 6 (foul and surface water drainage) and 10 part (scheme for restoration) on approved planning application CM/20060893.

Status: CONREF

Reference Number: 18/02739/DISCON

Description: Discharge of Condition 16 (validation and verification report) on approved planning application 15/03676/FUL

Status: Approved

Reference Number: 18/03202/DISCON

Description: Discharge of Condition 10 (Playing field assessment TGMS report) on approved Planning application CM2006/0893 P/T

Status: Refused

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 19/01747/DISCON

Description: Discharge of condition 15 (Ecology) relating to planning permission 14/03197/FUL

Status: Approved

Reference Number: 19/03825/DISCON

Description: Discharge of conditions : 6d relating to planning approval 14/03197/FUL

Status: Approved

Reference Number: 20/00404/NONMAT

Description: Non material amendment (addition of approved plans condition) pursuant to planning application CM/20080874

Status: Approved

Reference Number: 20/01164/DISCON

Description: Discharge of conditions : 6d (contaminated land) in part re plots 53-56, 59, 85-91, 102 and 134-135 related to planning approval 14/03197/FUL

Status: Approved

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL

Status: CONREF

Reference Number: CM/20100319

Description: Variation Condition 6 on CM/20080874 (reserved matters).

Status: Approved

Reference Number: CM/20100269

Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: CM/20100005

Description: Reserved Matters: Mixed use development (this reserved matters relates to commercial only) 172 residential units, 52000 ft2 (approx) of commercial development, associated landscaping, including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: CM/20060893

Description: Mixed use development : 172 residential units (66 by conversion / 106 new build) 53,000 sq ft (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highway access improvements off and on site

Status: Approved

Reference Number: CM/04/D/611

Description: Mixed use development - 178 dwellinghouses (66 by conversion and 112 new build), community centre, bistro, sports facilities, restoration of gardens and improved highway access.

Status: Refused

4. Consultee Responses

Lead Local Flood Authority (LLFA)	No objection
The Coal Authority	No objection – to add informative re coal mining activity.
Sport England	Objection – wish to see Olympic Quality grass seed mix used for whole extend of the drained playing field

Stannington Parish Council	No response received.
Highways	No issues arise from proposal.
County Ecologist	No objection subject to conditions.
The Gardens Trust	No objection.
Sport England	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	76
Number of Objections	75
Number of Support	0
Number of General Comments	1

Notices

General site notice,
No Press Notice Required.

Summary of Responses:

- Proposals are not what was promised
- NCC have allowed Bellway to renege on what should have been delivered
- Bellway have used site as a dumping ground
- Viewing mounds are a waste and not needed
- Site is an eye sore
- Residents cannot enjoy the area
- Promises of a cricket pitch and pavilion were one of the reasons for choosing to live at St Mary's, they were actively promoted in the sales pitch

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=RGI1BPQSIUB00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2036 (Adopted March 2022) (NLP)

Policy STP 1 - Spatial strategy (strategic policy)

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

Policy STP 3 - Sustainable development (strategic policy)

Policy STP 5 - Health and wellbeing (strategic policy)

Policy STP 7 - Strategic approach to the Green Belt (strategic policy)

Policy STP 6 – Green infrastructure (Strategic Policy)
Policy STP 8 - Development in the Green Belt (strategic policy)
Policy HOU 9 - Residential development management
Policy QOP 1 - Design principles (strategic policy)
Policy QOP 2 - Good design and amenity
Policy QOP 4 - Landscaping and trees
Policy QOP 5 - Sustainable design and construction
Policy QOP 6 - Delivering well-designed places
Policy ENV 2 - Biodiversity and geodiversity
Policy ENV 3 – Landscape
Policy ENV 7 – Historic environment and heritage assets
Policy WAT 1 – Water Quality
Policy WAT 2 – Water supply and Sewerage
Policy WAT 3 - Flooding
Policy WAT 4 - Sustainable Drainage Systems
Policy INF 1 – Delivering Development Related Infrastructure
Policy INF 2 – Community Services and Facilities
Policy INF 5 – Open spaces and facilities for sport provision
Policy INF 6 - Planning obligations

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)
National Planning Practice Guidance (2021) (NPPG)

6.3 Neighbourhood Planning Policy

Stannington Neighbourhood Plan 2018

Policy 1 – Assets of Community Value
Policy 2 – New and extended Community Facilities
Policy 4 – Local green space and recreational provision
Policy 10 – Design and Character

6.4 Other Documents/Strategies

N/A

7. Appraisal

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

- Principle of development (open countryside and Green Belt)
- Landscaping
- Ecological impacts
- Drainage
- Planning obligations

Principle of development

Open countryside

7.2 Policy STP 1 of the NLP, read in conjunction with the Policies Map which accompanies the Plan, identifies main towns, service centres and service villages across the county where sustainable development can be located. The application site is located out with any defined boundary and is therefore recognised as open countryside land.

7.3 Part g) of policy STP 1 restricts development in the open countryside and states that it will only be supported if it can be demonstrated that:

- 'i. Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or
- ii. Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or
- iii. Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or
- iv. Provides for residential development in accordance with Policies HOU 7 or HOU 8; or
- v. Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in settlements, in accordance with Policy INF 2; or
- vi. Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or
- vii. Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan'.

Whilst the proposed development does not accord with the above provisions, the works related to an existing development previously granted planning permission, which itself form part of the open countryside.

Green Belt

7.4 The application site is located within designated Green Belt land as identified by the NLP Policies Map which accompanies the Plan. Policy STP 8 of the NLP, read in conjunction with the NPPF, outlines forms of development that may be considered appropriate within the Green Belt.

7.5 The principle of the proposals has previously been established through the granting of planning application CM/20060893. This application addresses the matter of the works that should have been carried out under the original planning permission and how they can or cannot now be implemented.

7.6 Paragraph 149 of the NPPF describes development that is acceptable in the Green Belt. At point b, it states that *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*

7.7 The proposals as presented would provide the long-awaited playing fields and pitch drainage and would provide appropriate landscaping to the viewing mounds. All would ensure that the openness of the Green Belt would be maintained and unharmed. The proposals are therefore acceptable under Green Belt policies.

Landscaping and Ecology

7.8 The playing fields are bordered by plantations of trees, including pines. The largely native boundary planting was added incrementally by patients during the Hospitals operation. Full landscaping plans, prepared by Robinson Landscape Design have been submitted with the proposals along with details of the required Land Drains. An ecology assessment for the site was also carried out, which found that the site comprised a level area of neutral grassland. Habitats on site are considered to be of local habitat value, with similar habitat present to the east of the site.

7.9 The submitted landscaping plans include native species, however, there is a need to ensure that revised landscaping plans are provided which use locally native tree stock and local meadow seed. A planning condition has been added to address that. There will also be a loss of neutral grassland that has evolved over the years; therefore, it is necessary to ensure the grassland seed provided has a good chance of successful establishment and provides the best possible gains for biodiversity. In this case, Northumberland Meadow Mix would be the preferred option. An advisory note has been attached.

7.10 The Council's Ecologist was consulted on the proposal and has also visited the site. Following on from this, a Landscape and Ecological Management Plan is required via a planning condition which must include measures to remedy this situation whilst not impacting any ecological interest which may have developed on the site.

7.11 The Garden Trust were consulted and initially raised concerns around the provision of the playing field itself and the viewing mounds. They considered these to be a modern introduction into the landscape which would alter the southward views. Since then, The Garden Trust has viewed photographs which illustrate the setting of the playing pitch and views across the site, to and from the bunds and airing courts. They accepted that a considerable amount of growth had taken place in the established tree belt between the airing courts and the playing field over a number of years and some areas had become lost within that.

7.12 It has been confirmed with The Garden Trust that easterly viewing mound will be removed and that the number of specimen trees around the southern mound have been increased. In addition, the proposed planting immediately south of the established tree belt, between the airing courts and the proposed pitch, consists of scrub and shrub species. Although The Garden Trust remain of the view that the viewing mounds are an unnecessary introduction into the historic landscape, they accept that the mounds and the proposed planting are unlikely to increase the sense of enclosure which has developed over the time. They have now withdrawn their objection.

7.13 It is considered that all matters surrounding landscaping and ecology have been satisfactorily addressed and therefore comply with Policies STP 6, QOP 4 and ENV 2 of the Northumberland Local Plan.

Drainage

7.14 The site is currently awaiting the installation of drainage and the carrying out of landscape planting, with the land formation work already carried out. As the site is to be returned to use as a playing pitch, TGMS Ltd, a Sports Surface Consultant, carried out “An assessment of the condition of the site for the proposed location of the new playing field for Stannington Park”. Full landscaping plans, prepared by Robinson Landscape Design have been submitted with the proposals along with details of the required Land Drains.

7.15 The Lead Local Flood Authority have been consulted on the proposals and having overcome some initial concerns, they have no objection to the proposals. It is therefore considered that the proposals in respect of landscaping and drainage accord with Policies QOP 4 and ENV 3 of the Northumberland Local Plan.

Planning Obligations

7.16 As mentioned earlier in the report, Sport England have been consulted on the proposals and, at the time of compiling the report, have not withdrawn their objection. The last response from Sport England received on 4th May 2023 requested Bellway to consider using an Olympic Quality seed mix for the remainder of the playing field as opposed to just the notional pitch area, as first set out in the plans. Since these comments, Bellway have submitted a revised plan to meet those requirements and the plan is documented in the approved plans list. In their previous comments, Sport England also suggested that Bellway increase their financial contribution to £240,566 to compensate for the overall loss of 1.7ha of playing field, which Bellway have agreed to.

7.17 In respect of the £25k financial contribution towards the sports pavilion, this has been increased to an offer of £45,447 from Bellway which will cover the expected costs of alternative provision.

7.18 In view of Bellway meeting all of the requirements of Sport England, it is anticipated that formal withdrawal of their objection will have been received by the time of the committee meeting on 10th July. Members will be updated accordingly.

Other Matters

Equality Duty

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

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

Human Rights Act Implications

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.

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.

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 It is considered that whilst the previous works granted planning permission under the original consent have not been carried out, the proposed alternative works are an appropriate resolution and can be supported.

9. Recommendation

This application is MINDED TO GRANT planning permission subject to the conditions within the report, a S106 to secure £240,566 for the loss of playing pitches and £45,447 for alternative pavilion provision and the resolution of the objection from Sport England .

Conditions/Reason

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

Drawing number 2104-95-201-06 Detailed Planting Proposals Sports Field Overall Site Dated 02.11.2017

Drawing number TGMS1116.2-1 Rev 3 Proposed and Existing levels Dated 21.05.2019

Drawing number TGMS1116.2-3 Rev 0 Formation Level Isopachytes

Drawing number TGMS1116.2-2 Rev 2 Drainage Design St Marys Stannington dated 13/03/2023 produced by TGMS Sports Surfacing Consultants

Drawing number SMH – 100 Proposed Site Plan Dated 03.01.2019

Topographical Survey uploaded 16.08.2022

Spreadsheet showing pitchwork schedules uploaded 02.03.2023

Drainage Outlet Layout uploaded 16.08.22

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

2.The playing pitch and associated drainage works hereby approved shall be installed within 12 months of the date of this permission.

Reason: To enhance and maintain the outdoor sports provision in accordance with Policy ENV2 of the Northumberland Local Plan.

3.No development will take place unless in accordance with the precautionary working methods and mitigation proposed in the report Ecological Appraisal, St Mary's Stannington (OS Ecology, June 2022)

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

4.Prior to the commencement of development a revised plan for the landscape planting of the site shall be submitted for the written approval of the Local Planning Authority. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species.

Once approved the plan shall be implemented in full during the first planting season (November - March inclusive) following the commencement of development. The plan will be supported by a landscape and ecological management plan (LEMP) to be submitted to, and approved in writing by the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

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

Upon completion of the landscaping the applicant will provide a brief report and photographs of the completed works, and repeat this in years 3 and 5 thereafter. Reason: to maintain and enhance the biodiversity value of the site in accordance with Policy ENV2 of the Northumberland Local Plan.

Informatives

1. Using native species in landscaping schemes has many advantages. They are the most likely to support the most wildlife, and avoid the risk of the problems that invasive species bring. Many of them are just as attractive as ornamental varieties, and will bring a sense of local distinctiveness to planting schemes.

List of Plant Species Native to Northumberland

List of Tree Species Native to Northumberland

Northumberland Meadow Mix is locally grown in Coquetdale and has good success rates in the County, and a high proportion of yellow rattle.

2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining feature is unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Date of Report: 27 June 2023

Background Papers: Planning application file(s) 22/02923/FUL

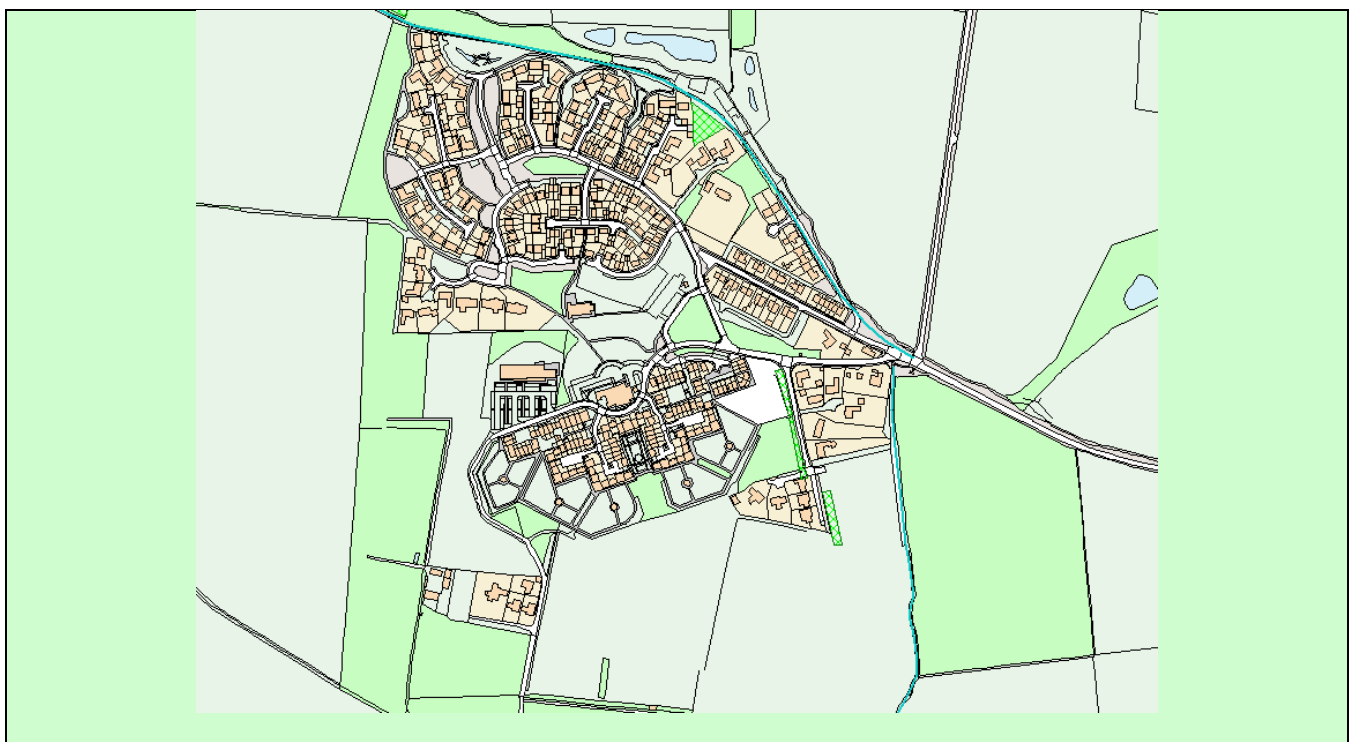


Northumberland
County Council

CASTLE MORPETH LOCAL AREA COMMITTEE
10TH JULY 2023

Application No:	22/02924/VARYCO		
Proposal:	Removal of Condition 10 on approved planning application CM/20060893 in order to omit the Condition to submit a scheme for the restoration and/or provision of playing fields.		
Site Address	St Marys Hospital, St Marys Hospital Drive, Stannington, Northumberland NE61 6AP		
Applicant:	Mrs Emma Moon Bellway House, Kings Park, Kingsway North, Team Valley, Gateshead NE11 0JH	Agent:	Mr Joe Ridgeon Unit 3 Hexham Enterprise Park, Burn Lane, Hexham, NE46 3HY
Ward	Ponteland East And Stannington	Parish	Stannington
Valid Date:	4 October 2022	Expiry Date:	12 May 2023
Case Officer Details:	Name: Richard Laughton Job Title: Senior Planning Officer Email: richard.laughton@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission for the removal of condition no. 10



Recommendation: This application is to GRANT planning permission.

1. Introduction

1.1 Following the receipt of a petition from residents of St Mary's Park in respect of the requirements of the original planning permission not having been fulfilled, it is appropriate to have this application determined at the Local Area Planning Committee by Members given the significant local interest in the application.

2. Description of the Proposals

2.1 This application follows on from the original planning permission granted in 2007 for 172 residential units, commercial development and landscaping at the former St Mary's Hospital site in Stannington and a number of applications to vary details from the original scheme. Within the 2007 permission, and in respect of restoration of the playing fields and rebuild of the pavilion, condition no.10 was attached, as follows:

No development shall take place until a scheme for the restoration and/or provision of playing fields and associated facilities, and their availability to the community has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of the current playing field quality and measures to improve it, details of the refurbishment or replacement of the pavilion and details of a management plan to ensure use of the facilities by the community. Development shall take place in accordance with the approved.

Reason: In the interests of retaining and improving sports facilities and their accessibility to the community.

2.2 This application seeks to remove this condition entirely. Since the 2007 approval, circumstances have changed, primarily relating to the pavilion, which has been demolished/collapsed for a number of years. As the condition states, the pavilion should have been restored or replaced, however, the potential to fulfil this requirement has been challenged by the developer, Bellway. It is understood that it was originally intended to have a replacement pavilion maintained and financially managed by a charity that was formed by the residents of the estate. However, over time, it became apparent that there was no established sports club to make use of the new facility to ensure the long-term sustainability of the pavilion, it needed to be used regularly to fund the on-going running costs. Bellway advised that the charity had expressed their concerns over the management of the pavilion when there were no committed and regular users.

2.3 With regard to the proposed pavilion, Sport England undertook discussions with the national governing bodies for various sports, which did not indicate any current or likely interest in teams using the proposed facilities. Whilst it was acknowledged the pitch could potentially be used, there is concern that the pavilion might not. If it were not used, this could potentially quickly fall into disrepair and become dilapidated.

2.4 Bellway have been in discussion with planning officers and Sport England for several months to establish a satisfactory way forward that would suit the overall

planning permission and still be of benefit to the residents of the estate. More detail on this is provided in the Appraisal section of the report.

2.5 As a result of those discussions, the proposal now is to secure a financial contribution from Bellway for the sum of £240,566 for the loss of the playing pitches and £45,447 for a like-for-like replacement pavilion or alternative provision. The contribution will be held in trust to enable the residents of St Mary's to spend it how they consider it to be of most benefit on sports facilities. The S106 agreement to secure the financial contributions will be attached to planning application 22/02923/FUL, which is being considered alongside this application. The two applications should be considered together to enable all of the required works to be completed.

3. Planning History

Reference Number: CM/92/D/147

Description: Section 64 determination for use of premises and land with use C2 - residential accommodation

Status: Approved

Reference Number: 17/01748/NONMAT

Description: Non Material Amendment to approved planning application CM/20080874 in order to list the provision of approved plans

Status: Approved

Reference Number: 17/02269/DISCON

Description: Discharge in part of Condition 10 of planning permission reference CM/20060893 - Details regarding replacement pavilion building

Status: Approved

Reference Number: 18/00132/DISCON

Description: Discharge of conditions 2 (phasing program), 6 (foul and surface water drainage) and 10 part (scheme for restoration) on approved planning application CM/20060893.

Status: CONREF

Reference Number: 18/03202/DISCON

Description: Discharge of Condition 10 (Playing field assessment TGMS report) on approved Planning application CM2006/0893 P/T

Status: Refused

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 20/00404/NONMAT

Description: Non material amendment (addition of approved plans condition) pursuant to planning application CM/20080874

Status: Approved

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL
Status: CONREF

Reference Number: CM/20100729
Description: Revised design of dwelling (amendment to CM/20080874)
Status: No objection

Reference Number: CM/20100319
Description: Variation Condition 6 on CM/20080874 (reserved matters).
Status: Approved

Reference Number: CM/20100269
Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.
Status: Approved

Reference Number: CM/20100005
Description: Reserved Matters: Mixed use development (this reserved matters relates to commercial only) 172 residential units, 52000 ft2 (approx) of commercial development, associated landscaping, including restoration of registered gardens and associated highways access improvements off and on site.
Status: Approved

Reference Number: CM/20080874
Description: Mixed use development (this reserved matters relates to housing only) 172 residential units, 52,000sqft (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site
Status: Approved

Reference Number: CM/20060893
Description: Mixed use development : 172 residential units (66 by conversion / 106 new build) 53,000 sq ft (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highway access improvements off and on site
Status: Approved

Reference Number: CM/04/D/940
Description: Serviced office building, associated car parking, associated landscaping, associated highways access improvements
Status: Approved

Reference Number: CM/04/D/611
Description: Mixed use development - 178 dwellinghouses (66 by conversion and 112 new build), community centre, bistro, sports facilities, restoration of gardens and improved highway access.
Status: Refused

Reference Number: 19/00718/DISCON
Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 20/00404/NONMAT

Description: Non material amendment (addition of approved plans condition) pursuant to planning application CM/20080874

Status: Approved

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL

Status: CONREF

Reference Number: 22/04794/NONMAT

Description: Non-Material amendment (amendment to SuDs planting plan to change 'translocated MG5 grassland' to Northumberland Meadow See Mix') pursuant to planning application 11/02980/FUL

Status: Approved

Reference Number: CM/20100269

Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

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Status: Approved

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Status: CONREF

Reference Number: 22/04794/NONMAT

Description: Non-Material amendment (amendment to SuDs planting plan to change 'translocated MG5 grassland' to Northumberland Meadow See Mix') pursuant to planning application 11/02980/FUL

Status: Approved

Reference Number: CM/20100269

Description: Reserved Matters: Mixed use development (This reserved matters refers to the Gastro Pub only) 172 residential units, 32000 ft2 (approx) of commercial development, associated landscaping including restoration of registered gardens and associated highways access improvements off and on site.

Status: Approved

Reference Number: 18/02392/FUL

Description: Ground floor rear extension and loft conversion

Status: Approved

Reference Number: 19/00718/DISCON

Description: Discharge of conditions : Condition 10 (drainage and landscaping) related to planning approval CM/20060893

Status: Refused

Reference Number: 20/00404/NONMAT

Description: Non material amendment (addition of approved plans condition) pursuant to planning application CM/20080874

Status: Approved

Reference Number: 21/04194/DISCON

Description: Discharge of Condition 6 on approved application 14/03197/FUL

Status: CONREF

Reference Number: 22/04794/NONMAT

Description: Non-Material amendment (amendment to SuDs planting plan to change 'translocated MG5 grassland' to Northumberland Meadow See Mix') pursuant to planning application 11/02980/FUL

Status: Approved

4. Consultee Responses

Stannington Parish Council	No response received.
Sport England	Initial objections. Further information has been provided to Sport England to address their concerns and final comments are awaited.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	1
Number of Support	0
Number of General Comments	0

Notices

General site notice displayed

Morpeth Herald - 13.10.2022

Summary of Responses:

One objection has been received from a resident of St Mary's expressing anger at Bellway for not having fulfilled the requirements of the planning permission and "the state Bellway have left the former hospital grounds."

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=RGI1BZQSIUD00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2036 (Adopted March 2022) (NLP)

Policy STP 1 - Spatial strategy (strategic policy)
Policy STP 2 - Presumption in favour of sustainable development (strategic policy)
Policy STP 3 - Sustainable development (strategic policy)
Policy STP 5 - Health and wellbeing (strategic policy)
Policy STP 7 - Strategic approach to the Green Belt (strategic policy)
Policy STP 6 – Green infrastructure (Strategic Policy)
Policy STP 8 - Development in the Green Belt (strategic policy)
Policy HOU 9 - Residential development management
Policy QOP 1 - Design principles (strategic policy)
Policy QOP 2 - Good design and amenity
Policy QOP 4 - Landscaping and trees
Policy QOP 5 - Sustainable design and construction
Policy QOP 6 - Delivering well-designed places
Policy ENV 2 - Biodiversity and geodiversity
Policy ENV 3 – Landscape
Policy ENV 7 – Historic environment and heritage assets
Policy WAT 1 – Water Quality
Policy WAT 2 – Water supply and Sewerage
Policy WAT 3 - Flooding
Policy WAT 4 - Sustainable Drainage Systems
Policy INF1 – Delivering Development Related Infrastructure
Policy INF2 – Community Services and Facilities
Policy INF 6 - Planning obligations

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)
National Planning Practice Guidance (2021) (NPPG)

6.3 Neighbourhood Planning Policy

Stannington Neighbourhood Plan 2018

Policy 1 – Assets of Community Value
Policy 2 – New and extended Community Facilities
Policy 4 – Local green space and recreational provision
Policy 10 – Design and Character

6.4 Other Documents/Strategies

N/A

7. Appraisal

7.1 As the principle of development on the St Mary's site has previously been established through the granting of the previous planning permission, and as the build is now complete, the considerations for this application focus on the consequences of the removal of condition no. 10.

Playing Pitches

7.2 Paragraph 130 of the NPPF seeks to achieve well-designed places stating that developments should function well and add to the overall quality of an area for the lifetime of the development. Paragraph 98 also supports high quality open spaces and opportunities for sport and physical activity as being important for the health and well-being of communities.

7.3 St Mary's Park is a mix of new dwellings and conversions and is now complete in respect of the build work. The landscaping and playing pitch restoration works, however, have fallen short or been entirely absent from what the planning permission required and of what was expected by the residents.

7.4 Since October, officers of the Planning Department have walked St Mary's site with Bellway officers on two separate occasions. The first visit was to understand in more detail the extent of the issues and the second was to observe the subsequent improvements and progress made. The first meeting confirmed that no progress had been made in developing the playing pitches and there was no evidence of any planting or landscaping on the land to the south of the estate. There was evidence of building rubble and broken bricks scattered around the grassed areas and the viewing mounds did not reflect what had been granted planning permission. With regards to the pavilion that the residents have wanted to see reinstated, in view of the arising challenges which have prevented that from being carried so far, Bellway were advised that the originally suggested £25k towards other sports provision for the site in lieu of the pavilion was insufficient.

7.5 To address these matters, Bellway submitted this application and another alongside, both of which will be presented to Members on 10th July at the Castle Morpeth Committee. The removal of condition no. 10 from the original permission will enable Bellway to provide alternative provision for the playing fields, which is addressed within the FUL application, and includes pitch drainage and landscaping of viewing mounds.

7.6 In respect of the £25k financial contribution towards other sports provision, this has been increased to an offer of £45,447 from Bellway which will cover the expected costs of alternative provision. In addition, the developer has employed a contractor to implement the detailed landscape and planting plan. Work has been ongoing through the winter months and it was clear to officers during the second walk over the site that there have been marked improvements since the first visit with circa 2,000 trees having been planted and landscaping underway. Scattered rubble and bricks have also been removed as the land is being prepared to be grassed over. These works also include the whole of the useable playing field area to be planted with Olympic Quality grass seed mix. Once the grass has been established mown footways will be cut through to provide walkways and accessibility throughout this area.

7.7 In respect of the loss of the playing field, Bellway have offered a sum of £240,566 which will be made payable within 3 months of the date of the planning

decision notice being issued. Both financial contributions will be secured through a S106 agreement and held in trust for the first year. The monies can then be allocated to an "Approved Group" (defined as a non-profit making, legally constituted organisation which holds a bank account such as a Parish or Town Council, local community group, residents association, sports club or school that is approved by the Council) for use for the "Local Sporting Infrastructure Purpose" within the "Stannington Area" (reference to the Stannington Neighbourhood Plan Area). Following this, the monies can then be allocated for the next nine years to an "Approved Group" for use for the "Local Sporting Infrastructure Purpose" within the "Central Delivery Area" (shown on figure 2.1 of the NCC Local Plan). The Council is to return the funds if they have not been allocated in full for these purposes within the ten year period.

Sport England

7.8 As mentioned earlier in the report, Sport England have been consulted on the proposals and, at the time of compiling the report, have not withdrawn their objection. The last response from Sport England received on 4th May 2023 requested Bellway to consider using an Olympic Quality seed mix for the remainder of the playing field as opposed to just the notional pitch area, as first set out in the plans. Since these comments, Bellway have submitted a revised plan to meet those requirements and the plan is documented in the approved plans list. In their previous comments, Sport England also suggested that Bellway increase their financial contribution to £240,566 to compensate for an overall loss of 1.7ha of playing field, which Bellway has agreed to.

7.9 In view of Bellway meeting all of the requirements of Sport England, it is anticipated that formal withdrawal of their objection will have been received by the time of the committee meeting on 10th July. Members will be updated accordingly.

8. Conclusion

8.1 It is considered that condition no.10 of planning permission CM/20060893 can be removed from the variation of condition application for the reasons set out in the report. The alternative provision in respect of the playing field, landscaping and drainage are addressed in application 22/02923/FUL.

Equality Duty

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

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

Human Rights Act Implications

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.

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.

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.

9. Recommendation

To GRANT planning permission for the removal of condition no.10. from planning permission CM/20060893.

Date of Report: 26 June 2023

Background Papers: Planning application file(s) 22/02924/VARYCO



Northumberland County Council

Appeal Update Report

Date: July 2023

Planning Appeals

Report of the Director of Planning

Cabinet Member: Councillor CW Horncastle

Purpose of report

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

Recommendations

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

Link to Corporate Plan

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

Key issues

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



Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
22/03324/FUL	<p>Erect a feed barn for storage of animal feed – Eastside, Partnership Field, Springwell, Ovington</p> <p>Main issues: inappropriate development in the Green Belt.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
22/02969/FUL	<p>Proposed new rear/side fence. (Retrospective) - 4 Admington Court, Sherbourne Park, Stakeford, Choppington</p> <p>Main issues: scale and design of the development are out of character in the street scene with detrimental visual appearance; and situated on adopted highway verge with insufficient evidence to demonstrate it will not harm the current and future maintenance of utilities and other associated works.</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?
22/01121/FUL	<p>Proposed new dwelling house and outbuilding with associated works to building plots 1 and 2 – Plots 1 and 2, land south west of Castle Hills Farm Cottages, Castle Hills, Berwick-upon-Tweed</p> <p>Main issues: development in the open countryside; and absence of suitable mitigation to address recreational disturbance with adverse effects on the</p>	No

	<p>Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
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Planning Appeals Withdrawn

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

Planning Casework Unit Referrals

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

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
21/03396/FUL	<p>Construction of 3no. residential cottages with associated garages, access, car parking and landscaping and demolition of existing outbuilding(s) and extension(s) to 4 & 5 Front Street with replacement extension(s) and internal alterations - 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals are not commensurate with the size of the settlement and encroach into the open countryside, adversely impacting on the setting and appearance of the settlement and 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</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

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

21/01833/FUL	<p>Development of 60 no. Pitches for holiday accommodation comprising touring caravan/campervan pitches and tents – land at Elwick Farm, Belford</p> <p>Main issues: unsustainable major tourism in the open countryside; lack of information in relation to impacts on wildlife; lack of information in respect of a nutrient calculation relating to the Lindisfarne SPA; and lack of information relating to surface water drainage and highways.</p>	<p>10 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/01812/FUL	<p>Proposed detached single storey garage and store with associated formation of driveway – Eland Close, Eland Land, Ponteland</p> <p>Main issues: inappropriate development in the Green Belt and the open countryside.</p>	<p>24 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/02287/FUL	<p>Convert and extend redundant cow byre to residential use (C3) for holiday let – Waterside Cottage, Acklington</p> <p>Main issues: development in an unsustainable location within the open countryside; insufficient information to justify non-mains foul drainage; insufficient information to demonstrate the proposal would not sterilise and identified sand and gravel resource; absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC; and loss of ancient woodland with no exceptional circumstances or suitable compensation strategy.</p>	<p>25 January 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03609/AGTRES	<p>Notification of Prior Approval to convert an existing but now redundant agricultural building on the Guyzance Estate for permanent residential use – land south of Waterside Cottage, Acklington</p> <p>Main issues: impacts on adjacent ancient semi-natural woodland and River Coquet and Coquet Valley Woodland SSSI; and absence of suitable mitigation to address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site 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>16 February 2023</p> <p>Delegated Decision - Officer</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>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 Cottage, Morpeth</p> <p>Main issues: development within the open countryside; inappropriate development in the open countryside; fails to promote the use of sustainable travel; fails to demonstrate that safe access can be achieved; and fails to demonstrate potential impacts on protected species and how these can be mitigated.</p>	<p>21 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04124/FUL	<p>Erection of stables, tackroom and associated horse paddock – land east of Oakfield Lodge, Eachwick</p> <p>Main issues: inappropriate development in the Green Belt; and visually intrusive and harmful impact on the character and appearance of the site and surrounding landscape.</p>	<p>21 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/03696/FUL	<p>Retrospective application for works carried</p>	<p>22 March 2023</p>

	<p>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>
21/04592/FUL	<p>Demolition of 2 no. youth hostel cabins and erection of 8 no. caravan pitches and children's play area (as amended) - Hareshaw Linn Caravan Park, Bellingham</p> <p>Main issues: harmful visual impacts on the character and appearance of the site and surrounding area; and harmful impacts on residential amenity.</p>	<p>23 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04246/FUL	<p>Proposed single storey garage extension including a study and a shower room – 57 Church Street, Amble</p> <p>Main issues: scale and design results in adverse impact on the character and appearance of the existing dwelling and the surrounding area.</p>	<p>23 March 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04507/FUL	<p>Demolition of existing ground floor rear extension and replacement with two storey rear extension – The Coach House, Fenwicks Close Farm, Earsdon</p> <p>Main issues: inappropriate development in the Green Belt; and disproportionate addition that would be incongruous with the character of the area.</p>	<p>3 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00637/FUL	<p>Alterations and extension – 2 West Hedgeley, Powburn</p> <p>Main issues: design would be out of scale and character with the existing property and surrounding area, and would harm the setting of Grade II listed buildings.</p>	<p>4 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04665/FUL	<p>Proposed first floor extension over existing sun room and installation of a fixed window to the southern gable wall at high level – 63 Merley Gate, Loansdean, Morpeth</p> <p>Main issues: the extension would constitute an incongruous addition that would be out of character with the dwelling and built context; and harmful impact upon residential amenity.</p>	<p>12 April 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/00437/FUL	<p>Change of use of land from equestrian grazing use to campsite use – land north east of Bolam Lake Boat House Wood Car</p>	<p>13 April 2023</p> <p>Delegated</p>

	Park, Belsay Main issues: inappropriate development in the Green Belt.	Decision - Officer Recommendation: Refuse
22/03911/FUL	Proposal for a new family 1.5 storey dwelling with a garage, external parking and associated services - (Self Build) - 7 Springfield Meadows, Alnwick Main issues: design and visual appearance; and fails to secure a contribution towards coastal mitigation measures.	24 April 2023 Delegated Decision - Officer Recommendation: Refuse
22/04369/FUL	Proposed replacement windows – 6 Albert Place, Berwick-upon-Tweed 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.	25 April 2023 Delegated Decision - Officer Recommendation: Refuse
22/03876/FUL	A storage shed and polytunnel to support existing woodland maintenance – land at south east of Pit Allotment Wood, Corbridge Main issues: inappropriate development in the Green Belt.	16 May 2023 Delegated Decision - Officer Recommendation: Refuse
22/01012/FUL	Conversion of agricultural buildings to create one dwelling including a link extension and detached garage – development site at Barley Hill House Barn, Kiln Pit Hill, Consett Main issues: design fails to reflect the character or appearance of the listed farm building and results in harm to the character and appearance of the listed building.	17 May 2023 Delegated Decision - Officer Recommendation: Refuse
22/03217/FUL	Erection of a forestry shelter and the location of a storage container (retrospective) - land east of Aydon Dipton Woods, Corbridge Main issues: development in the open countryside and inappropriate development in the Green Belt.	23 May 2023 Delegated Decision - Officer Recommendation: Refuse
22/04060/FUL	Erection 2no 2-storey 4 bed detached dwellings (validated 06/01/23, notice served) - land south west of 21 Front Street, East Bedlington 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	26 May 2023 Delegated Decision - Officer Recommendation: Refuse

	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.	
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 Northumberland Shore SSSI.</p>	<p>7 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
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>15 June 2023</p> <p>Delegated Decision - Officer Recommendation:</p>

	Main issues: harm to heritage asset and no public benefits have been demonstrated to outweigh the identified harm.	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
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>Hearing - 27 June 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p>
21/02077/FUL	<p>Proposed construction of 13no dwellings (including 2no affordable dwellings), creation of new access, car parking and soakaways (amended description) - land south east of The Manor House, Riding Mill</p> <p>Main issues: harm to the character and appearance of the site and surrounding area and curtilage listed boundary wall; harm to</p>	<p>Hearing date to be confirmed</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

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

Implications

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

Background papers

Planning applications and appeal decisions as identified within the report.

Report author and contact details

Elizabeth Sinnamon
 Development Service Manager
 Elizabeth.Sinnamon@northumberland.gov.uk

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Northumberland County Council

CASTLE MORPETH LOCAL AREA COMMITTEE

DATE: 10TH JULY 2023

PETITION – ADDRESS SPEEDING BETWEEN JAMESON ESTATE (OLD POLICE HQ SITE) AND GRANGE LEA CARE HOME ON NORTH ROAD, PONTELAND

Report of: John Riddle, Cabinet Member for Improving our Roads and Highways

Lead officer: Paul Jones, Director of Environment and Transport

Purpose of report

To respond to the e petition which closed on 12th April 2023 regarding a request to address speeding between Jameson Estate (Old Police HQ Site) and Grange Lea Care Home, on North Road, Ponteland.

Recommendations

It is recommended that the Local Area Committee note the content of this report and support the actions proposed.

Link to Corporate Plan

Driving Economic Growth - Maintain the high standards of vital local services ensuring the natural and physical environments our residents live in, are active in and visit, are accessible, clean, tidy and safe. A transport network that is well maintained and connects people and business.

Key Issues

1. An e petition has been received, requesting that the issue of excessive speeding between the Jameson Estate (old Police HQ) and Grange Lea Care Home on North Road, Ponteland is addressed.
2. 30mph speed limit was extended in June 2017 following a request by Highways Development Management due to the successful planning application for the Jameson Estate.
3. Section 106 works have been completed on North Road, this included the introduction of three pedestrian refuges, and footpath widening where appropriate.

4. Jameson Estate residents have set up this e-petition in the hope that the County Council will address speeding concerns along this road as a matter of greater urgency and appreciate the local feeling on this issue.
5. This online petition has been signed by 183 signatories.
6. Speed surveys undertaken between 28th October 2022 and 3rd November 2022 met the necessary criteria for enforcement.
7. The Road Safety Unit of Northumbria Police have been made aware of these current concerns of speeding on North Road and the location has already been added to the Operation Modero database. The police will be assessing the site in due course and we will work with them to identify an appropriate enforcement strategy moving forward.
8. According to accident data from Northumbria Police there have been no personal injury collision in the previous five years within the section of North Road where the 30mph speed limit was extended in 2017.
9. Accident data does not include any damage only incidents or near misses which may have occurred.

Background

The Petition

The County Council has received a 183 name petition stating that :-

“Residents of Jameson Estate are calling for urgent action by the Local Highways Authority to address the serious issue of speeding along the C358 between Jameson Estate (old Police HQ site) and Grange Lea Care Home on North Road in Ponteland.

Following several complaints, the County Council’s Highways Improvements Team undertook a series of speed surveys between 28th October 2022 and 3rd November 2022. The results of these surveys met the criteria required by the Northumbria Safety Roads Initiative for consideration for additional enforcement measures.

The 85th percentiles for Northbound traffic were 39.1mph and 36.4mph for Southbound traffic. These results were thereafter forwarded to the Northumbria Safer Roads Initiative.

Jameson Residents have set up this e-petition in the hope that the County Council will address speeding concerns along this road as a matter of greater urgency and appreciate the local feeling on this issue.”

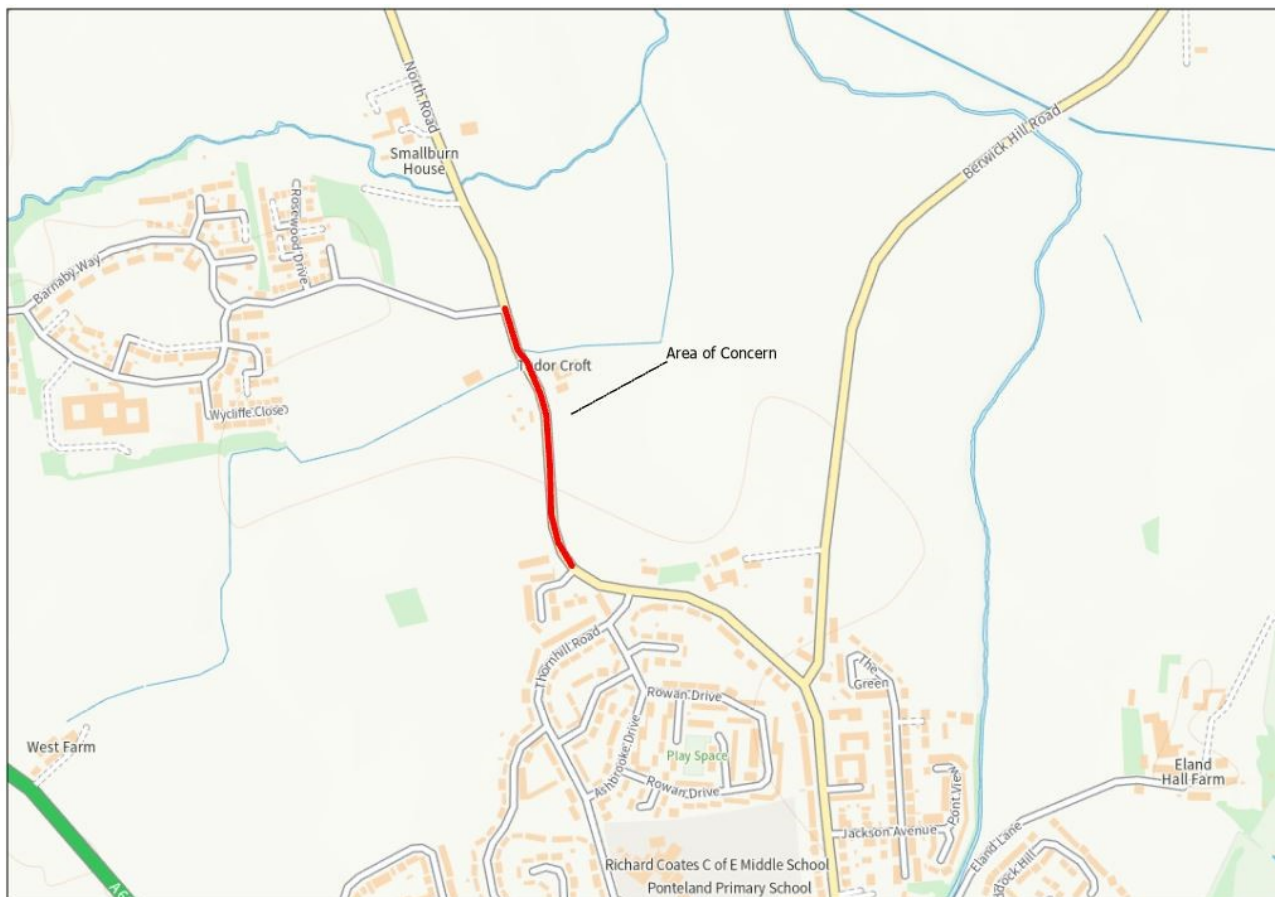
Initial Comments

Despite the completion of Section 106 works (which included footpath widening where appropriate, the introduction of three pedestrian refuges, and the introduction of new 30mph gateway signs) associated with the new housing development, it is clear that there

is an issue with excessive vehicle speeds. As this is a traffic movement offence, enforcement is the responsibility of Northumbria Police.

The Road Safety Unit of Northumbria Police have been made aware of these current concerns of speeding on North Road and the location has already been added to the Operation Modero database. The police will be assessing the site in due course and hope to identify an appropriate solution to this problem moving forward.

It should also be noted that we are aware of Ponteland Town Council's intention to introduce a Speed Indicator Display sign on this section of North Road to encourage motorists driving at excessive speed to slow down.



Location plan highlighting area of concern identified in petition



Image travelling southbound showing beginning of 30mph speed limit north of Jameson Estate

Speed Surveys

The latest speed surveys were completed in November 2022, and as the petition states it is clear there is an issue with excessive vehicle speeds. A detailed summary of the survey results is attached as Appendix A, but for ease of reference are briefly summarised as follows:-

For northbound traffic, there was an average 1807 vehicles per day, average speed was recorded to be 34.4mph, with an 85th percentile of 39.1mph.

For southbound traffic, there was an average 1792 vehicles per day, average speed was recorded to be 31mph, with an 85th percentile of 36.4mph.

For information, the 85th percentile is that speed or less at which 85% of vehicles are travelling. The remaining 15% of vehicles are travelling at that speed or more. In order for enforcement of the speed limit to be carried out, the 85th percentile needs to be 35mph (within a 30mph speed limit).

Accident data

According to accident data from Northumbria Police (which does not include any damage only incidents or near misses which may have occurred) there have been no personal

injury collision in the previous five years within the section of North Road where the 30mph speed limit was extended in 2017.

Proposed Actions

While we sympathise with the concerns raised in the petition we believe the speed limit at the location to be appropriate and therefore the first course of action is to consider speed limit enforcement through Northumbria Police. The Road Safety Unit have been made aware of these current concerns of speeding on North Road and the location has already been added to the Operation Modero database. The police will be assessing the site in due course and we will work with them to identify an appropriate enforcement strategy. We also note Ponteland Town Council's intention to introduce a Speed Indicator Display sign on this section of North Road to encourage motorists driving at excessive speed to slow down. Following a period of enforcement and further to the potential erection of the Speed Indicator Device sign, we would carry out further speed surveys to see what impact these measures have had and at that point determine if any further road safety measures are necessary.

Implications

Policy	The response to the issues raised in this petition is consistent with LTP Policies.
Finance and value for money	None
Legal	None
Procurement	None
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	None

Risk Assessment	n/a
Crime Disorder &	Motorists need to comply with the 30mph speed limit already in place.
Customer Consideration	Petition raises concerns regarding speeding along this route.
Carbon reduction	n/a
Wards	Ponteland North

Appendix Index

Appendix A – Summary of speed survey data

Background papers:

None

Report sign off

	Full Name of Officer
Monitoring Officer/Legal	N/A
Executive Director of Finance & S151 Officer	N/A
Relevant Executive Director	Simon Neilson
Chief Executive	N/A
Portfolio Holder(s)	John Riddle

Author and Contact Details

Neil Snowdon – Principal Programme Officer (Highways Improvement Team)



Northumberland County Council

Appendix A – Speed Survey Results

C358 North Road Ponteland

28/10/2022 - 03/11/2022

Northbound

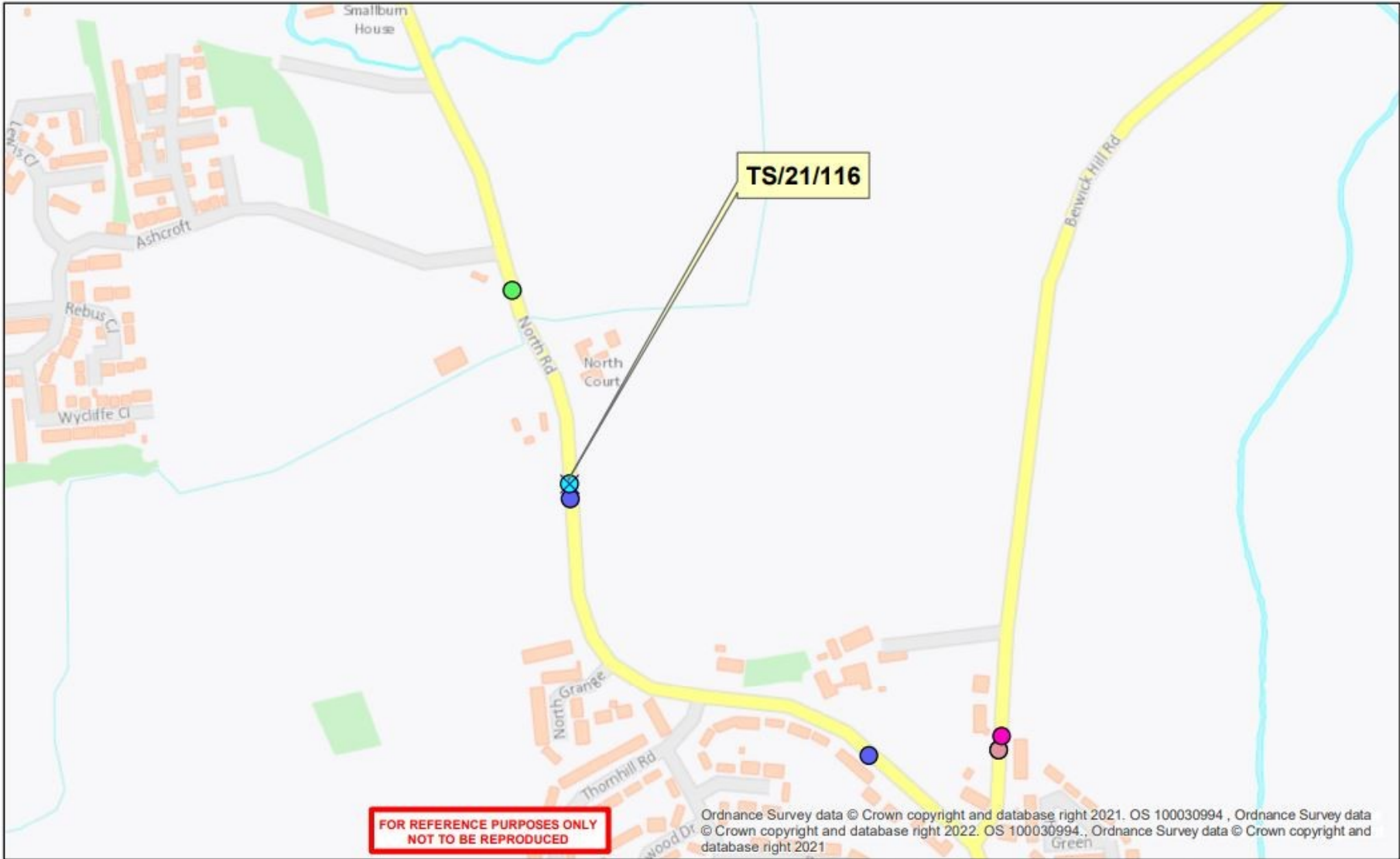
Time	Total	Vpp 85	Mean	SD	Vbin 6 12	Vbin 12 19	Vbin 19 25	Vbin 25 31	Vbin 31 37	Vbin 37 43	Vbin 43 50	Vbin 50 56	Vbin 56 62	Vbin 62 68	Vbin 68 75	Vbin 75 81	Vbin 81 87	Vbin 87 93	Vbin 93 99
0	10	-	36.2	6.4	0	0	0	1	5	2	1	0	0	0	0	0	0	0	0
100	5	-	37.8	5.5	0	0	0	0	3	1	1	0	0	0	0	0	0	0	0
200	3	-	36.3	5.1	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0
300	1	-	33.5	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
400	1	-	34.5	7.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
500	4	-	31.8	7.9	0	1	0	1	2	0	0	0	0	0	0	0	0	0	0
600	14	42.2	35.8	6.6	0	0	0	2	6	4	2	0	0	0	0	0	0	0	0
700	62	40.6	35.6	4.9	0	0	0	10	29	19	3	1	0	0	0	0	0	0	0
800	120	39.9	35.3	4.6	0	0	1	19	64	30	6	0	0	0	0	0	0	0	0
900	152	39.4	34.8	4.9	0	1	3	24	81	39	4	0	0	0	0	0	0	0	0
1000	124	38.8	33.7	5.7	0	3	5	24	64	25	3	1	0	0	0	0	0	0	0
1100	115	38.8	34	5.3	0	2	3	20	63	24	3	0	0	0	0	0	0	0	0
1200	119	39.3	34.5	5	0	1	2	21	64	28	3	0	0	0	0	0	0	0	0
1300	126	39.4	34.8	5	0	1	3	19	67	30	5	0	0	0	0	0	0	0	0
1400	114	39.3	34.4	5	0	1	3	20	61	26	3	0	0	0	0	0	0	0	0
1500	116	38.9	34.2	4.6	0	0	3	24	60	27	3	0	0	0	0	0	0	0	0
1600	146	39	34.2	4.7	0	1	1	33	76	31	4	0	0	0	0	0	0	0	0
1700	156	38.4	33.8	4.5	0	0	2	42	81	27	3	0	0	0	0	0	0	0	0
1800	140	38.5	34.2	4.3	0	0	1	33	73	29	3	0	0	0	0	0	0	0	0
1900	105	38.3	34	4.5	0	0	1	24	58	18	3	0	0	0	0	0	0	0	0
2000	67	38.5	33.8	4.6	0	0	1	20	33	12	1	0	0	0	0	0	0	0	0
2100	46	39.8	34.5	5.1	0	0	1	11	21	10	2	0	0	0	0	0	0	0	0
2200	36	39.4	34.3	4.7	0	0	0	9	18	8	1	0	0	0	0	0	0	0	0
2300	24	39.6	34.6	4.8	0	0	0	7	10	6	1	0	0	0	0	0	0	0	0
07-19	1491	39.1	34.4	4.9	1	11	27	288	782	336	42	3	0	0	0	0	0	0	0
06-22	1723	39.1	34.4	4.9	1	12	30	345	901	380	50	5	0	0	0	0	0	0	0
06-00	1783	39.1	34.4	4.9	1	12	30	361	928	393	52	5	0	0	0	0	0	0	0
00-00	1807	39.1	34.4	4.9	1	12	30	365	939	399	54	5	1	0	0	0	0	0	0

Southbound

Time	Total	Vpp 85	Mean	SD	Vbin 6 12	Vbin 12 19	Vbin 19 25	Vbin 25 31	Vbin 31 37	Vbin 37 43	Vbin 43 50	Vbin 50 56	Vbin 56 62	Vbin 62 68	Vbin 68 75	Vbin 75 81	Vbin 81 87	Vbin 87 93	Vbin 93 99
0	8	-	33.4	5	0	0	0	2	3	2	0	0	0	0	0	0	0	0	0
100	4	-	31.7	4.6	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0
200	4	-	34.3	5.4	0	0	0	1	2	1	0	0	0	0	0	0	0	0	0
300	4	-	31.9	8.7	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0
400	6	-	34.3	6.1	0	0	0	2	2	2	0	0	0	0	0	0	0	0	0
500	8	-	35.3	6.3	0	0	0	2	4	2	1	0	0	0	0	0	0	0	0
600	15	37.6	32.8	6	0	0	1	4	7	2	1	0	0	0	0	0	0	0	0
700	51	38.9	32.9	5.9	1	0	1	19	19	10	1	0	0	0	0	0	0	0	0
800	113	37.2	31.9	5	0	1	4	49	43	15	2	0	0	0	0	0	0	0	0
900	153	36.5	31.5	5.3	1	2	5	65	60	16	3	0	0	0	0	0	0	0	0
1000	119	36.4	31.4	5.4	1	2	4	53	45	12	2	0	0	0	0	0	0	0	0
1100	130	36	30.6	5.8	2	3	6	58	47	12	1	0	0	0	0	0	0	0	0
1200	122	35.5	30.4	5.6	2	2	8	55	44	9	1	0	0	0	0	0	0	0	0
1300	133	35.8	30.2	5.9	3	3	10	60	44	11	1	0	0	0	0	0	0	0	0
1400	126	36.2	30.7	5.9	1	2	8	58	40	13	2	0	0	0	0	0	0	0	0
1500	134	35.7	30.5	5.3	2	2	9	66	43	11	1	0	0	0	0	0	0	0	0
1600	167	35.7	30.5	5	1	1	13	82	55	14	1	0	0	0	0	0	0	0	0
1700	150	35.2	30.7	4.7	0	1	9	77	50	11	1	0	0	0	0	0	0	0	0
1800	124	36.3	30.9	5	1	1	8	62	38	12	2	0	0	0	0	0	0	0	0
1900	90	36.5	31.6	5	0	0	6	37	35	10	1	0	0	0	0	0	0	0	0
2000	56	36.4	31.1	5.5	0	0	5	25	19	6	1	0	0	0	0	0	0	0	0
2100	36	37.7	31.4	5.5	0	0	3	16	12	4	1	0	0	0	0	0	0	0	0
2200	27	37.1	31.8	5.2	0	0	1	14	9	3	1	0	0	0	0	0	0	0	0
2300	14	38.2	31.9	6.2	0	0	1	7	4	2	1	0	0	0	0	0	0	0	0
07-19	1520	36.2	30.9	5.4	16	19	86	705	528	146	19	2	0	0	0	0	0	0	0
06-22	1716	36.2	31	5.4	16	20	100	787	600	168	23	2	0	0	0	0	0	0	0
06-00	1758	36.3	31	5.4	16	20	102	808	612	173	24	2	0	0	0	0	0	0	0
00-00	1792	36.4	31	5.4	16	20	103	817	626	180	26	3	0	0	0	0	0	0	0



Northumberland County Council



Additional Comments:

Grids
416115 - 573815

NORTHUMBERLAND
Northumberland County Council

Northumberland County Council
County Hall
Elizium
Northumberland NE1 1EP
Tel: 01670 830000

**Network Management
Information System**

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Title: C358 North Road Ponteland		
Drn:	Date:	Scale:
CE	Mar 22	NTS

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Northumberland County Council

CASTLE MORPETH LOCAL AREA COMMITTEE

MONDAY 10TH JULY 2023

NORTHUMBERLAND LOCAL BUS BOARDS

Report of: John Riddle, Cabinet Member for Improving our Roads and Highways

Lead Officer: Stuart McNaughton, Strategic Transport Manager

Purpose of report

To agree the Local Area Committee's nomination for the Northumberland Local Bus Board.

Recommendations

This Local Area Committee is recommended to:

- 1. Nominate a member of the Castle Morpeth Local Area Committee to act as the area's representative on the Northumberland Local Bus Board.**

Link to Corporate Plan

The Local Bus Board will help deliver on the 'Driving Economic Growth' priority within the Corporate Plan through helping to deliver a connected county by improving the bus network across Northumberland.

Key issues

- 1.** In May 2023, NCC Cabinet noted the decision of the North East Joint Transport Committee to make an Enhanced Bus Partnership for the region. The cabinet report is appended to this report
- 2.** The Enhanced Bus Partnership incorporates a package of regional and local bus schemes including:
 - a.** New ticketing products, which will enable cheaper, simpler, multi modal and multi-operator fares, with the aim of attracting more bus passengers to the network;
 - b.** New services and improved services, delivering new routes to connect communities and improving frequencies and operating hours for existing

services. Funding for service improvements in Northumberland is expected to total £7.8m and be spent by 31 March 2025.

- c. Improved reliability and speed of buses through Bus Priority Infrastructure and Intelligent Transport Systems Investments, allowing users to rely on buses and attracting more people to use their local services.
- d. Investment focused on connectivity in rural areas.
- e. Funding to update outdated bus stops in the county to correct safety or accessibility issues that may be barriers to travel; and
- f. Ensuring services run as a cohesive network, including branding and enhanced passenger information. This will be in the form of a new website and app as well as additional staffing and online information.

3. Once funding is received, the council will begin to deliver a range of schemes to improve bus patronage, modal share, performance, and customer satisfaction.
4. As part of the delivery of the Enhanced Bus Partnership, local transport authorities have been asked to establish Local Bus Boards. The aim of the Local Bus Board is to allow representatives from across Northumberland to meet with bus operators to increase understanding between the parties involved, specifically but not limited to, reporting and discussion of forthcoming bus service changes in Northumberland.
5. The Local Bus Board would seek to improve working arrangements for the discussion of bus service reliability, service improvements, highways infrastructure measures, fares initiatives and information to the public.
6. Draft Terms of Reference for the Northumberland Local Bus Board (NLBB) are appended to this report. In summary:
 - a. The NLBB is not a public meeting and will not be a decision-making body
 - b. The ordinary frequency of meetings will be four times per year and will be chaired by the relevant portfolio holder.
7. Also set out in the Terms of Reference is the proposed membership of the NLBB and this includes a representative from each of the Local Area Committees. To that end, this report requests a nomination from this LAC to act as the local representative of the NLBB. On receipt of nominations from across the LACs, the first Local Bus Board will be arranged for the autumn.

IMPLICATIONS

Policy	This approach will provide ongoing support to transport providers and support the economic recovery of the region, as well as supporting the Council's strategic objective of connecting people by provided access to education, employment, and social activities.
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Finance and value for money	None.
Legal	None.
Procurement	None.
Human Resources	None.
Property	None.
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	None.
Risk Assessment	None.
Crime & Disorder	None.
Customer Consideration	None.
Carbon reduction	None.
Health and Wellbeing	None.
Wards	All Wards

Background papers

[May 2023 Cabinet Report - North East Bus Service Improvement Plan](#)
[Northumberland Local Bus Board - Draft Terms of Reference](#)

Report sign off

Authors must ensure that officers and members have agreed the content of the report:

	Full Name of Officer
Monitoring Officer/Legal	

Executive Director of Transformation and Resources	
Relevant Executive Director	Simon Neilson
Portfolio Holder for Improving our Roads and Highways	

Author and Contact Details

Stuart McNaughton

Strategic Transport Manager

07827 873139

stuart.mcnaughton@northumberland.gov.uk

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Northumberland

County Council

CABINET

TUESDAY, 9 MAY 2023

NORTH EAST BUS SERVICE IMPROVEMENT PLAN

Report of: Glen Sanderson, Leader of the Council

Lead Officer: Janice Rose, Interim Director of Regeneration

Purpose of report

To outline the implications of the Bus Service Improvement Plan for Northumberland bus services and infrastructure.

Recommendations

Cabinet is recommended to:

- 1) Note the decision of the North East Combined Authority and the North of Tyne Combined Authority, acting together through the North East Joint Transport Committee to make an Enhanced Bus Partnership for the region;**
- 2) Delegate authority to the Executive Director for Regeneration, in consultation with the Executive Director of Finance (Section 151 officer), to accept the funding for bus service improvements, once confirmed, from Transport North East; and**
- 3) Authorise the creation of a Northumberland Local Bus Board as set out in Appendix 2.**

Key issues

The North East Joint Transport Committee on Tuesday 21st March 2023 agreed to formally make an Enhanced Bus Partnership. This is a key step in unlocking Bus Service Improvement Plan funding of £163.5million for the region. This funding is for financial years 2023/24 to 2024/25 with £73.5m for capital investment and £90.0m for revenue investment.

Revenue funding will be used, in part, to implement a range of new ticketing products, which will enable cheaper, simpler, multi modal and multi-operator fares, with the aim of attracting more passengers to the network. Proposed fare products specific to Northumberland residents include:

Product	Price
Under 22 singles	£1
Under 22 regionwide day ticket (multi modal)	£3
Northumberland adult day ticket (multi-operator)	£5

Further revenue funding will be used to procure new services and improved services, delivering new routes to connect communities, and improving frequencies and operating hours for existing services. Funding for service improvements in Northumberland (subject to confirmation) is expected to total £7.8m.

Overview of the Enhanced Partnership and associated Bus Service Improvement Plan funded initiatives will be facilitated by the creation of a regional Bus Board together with a requirement to establish a Local Bus Board at a Northumberland level. The Local Bus Board would not be a decision-making body but would seek to improve working arrangements for the discussion of bus service reliability, service improvements, highways infrastructure measures, fares initiatives and information to the public.

BACKGROUND

1. The National Bus Strategy was published by the Department for Transport (DfT) on 15 March 2021 and set out central government's vision and the opportunity to deliver better bus services for passengers, through ambitious and far-reaching reform of how services are planned and delivered.
2. The North East Bus Service Improvement Plan (BSIP) bid responded to the National Bus Strategy and was published in October 2021. The BSIP committed the region to the establishment of an Enhanced Partnership (EP) plan and scheme. An EP is a statutory partnership between Local Transport Authorities (LTA's) and their local bus operators and sets out how they will work together to deliver BSIP outcomes, An EP consists of two parts:
 - An EP plan – a high-level vision and objectives for bus services in the local area and closely follows or replicates relevant sections of the BSIP, setting out a clear vision of the improvements to bus services that the EP is aiming to deliver; and
 - One or more EP schemes – an accompanying document which sets out the requirements that need to be met by local services that stop in the EP area and precise detail of how the BSIP vision and objectives will be achieved, including any commitments made by the local authority or standards to be met by bus operators.
3. Making an EP is an essential step in unlocking the regions BSIP funding, failing to do so would limit the region's ability to fund and deliver improvements to bus services needed in the region. This investment is hugely important to the region and a failure to deliver an EP, and therefore BSIP, will be a missed opportunity in terms of the economic, health, social and environmental benefits they will bring.
4. An EP plan and an EP scheme have been developed by Transport North East (TNE) in partnership with LTA's and bus operators and the content of these documents have been agreed with the DfT. The partnership involves continuous engagement with all parties working together to deliver the ambitions set out in the BSIP and EP Plan, and the EP Scheme sets out obligations on local authorities and local bus operators. To that end, a North East Regional Bus Partnership Board (Partnership Board) has been established to oversee the North East EP. This Partnership Board includes representation from Northumberland County Council (NCC) Stuart McNaughton, Acting Head of Economy and Regeneration.
5. On 2 March 2023 the Leader of the Council took the delegated decision as agreed by Cabinet on 10 May 2022 and authorised Northumberland County

Councils participation in the making of an Enhanced Bus Partnership Plan and Scheme.

6. Following approval by the North East Joint Transport Committee (JTC) on Tuesday 21 March 2023 it was agreed to make the EP. This is a key step in unlocking confirmed regional BSIP funding of £163.5million. This funding is for financial years 2023/24 to 2024/25 with £73.5m for capital investment and £90.0m for revenue investment. Once funding is received, we will begin to deliver schemes which work towards the BSIP Key Performance Indicators (KPIs) to improve bus patronage, modal share, performance, and customer satisfaction. The package of regional and local schemes include:

- New ticketing products, set out in the table, which will enable cheaper, simpler, multi modal and multi-operator fares, with the aim of attracting more passengers to the network;

Product	Price	Proposed Implementation
Under 22 singles	£1	May 2023
Under 22 regionwide day ticket (multi modal)	£3	May 2023
Northumberland day ticket (multi-operator)	£5	July 2023
County Durham day ticket (multi-operator)	£4	July 2023
Tyne & Wear day ticket (multi-modal)	£6	July 2023
Two-Zone day ticket (multi-modal)	£6.50	July 2023
Regionwide day ticket (multi-modal)	£6.80	July 2023

- New services and improved services, delivering new routes to connect communities and improving frequencies and operating hours for existing services. A key requirement of the funding identified sustainability as a key factor when planning interventions. To that end officers have worked extensively with operators to identify a package of interventions that have the highest likelihood of being commercially viable after the funding has ended. These interventions will form the initial phase of work. Notwithstanding these interventions, additional funding will be available to implement a package of bus service enhancements identified locally following engagement with Elected Members and Town and parish Councils. Funding for service improvements in Northumberland subject to confirmation is expected to total £7.8m to be spent between 1 April 2023 and 31 March 2025. Details of the current bus network is set out in Appendix 1;

- Improved reliability and speed of buses through Bus Priority Infrastructure and Intelligent Transport Systems Investments, allowing users to rely on buses and attracting more people to use their local services. Many of these schemes are targeted in Tyne & Wear, but Northumberland bus users will benefit because of improved journey times to Newcastle and further afield;

Northumberland Highway Schemes	Description
Blyth A189 Southbound to A193 Eastbound bus lane.	Widen carriageway to provide additional bus lane to facilitate bus movement through A189 roundabout.
Cramlington Low Main Place to B1326 right turn bus lane.	Widen Road and signalise junction to facilitate right turn bus movement and provide new left turn entrance to supermarket car park in advance of junction to ease volume of traffic moving through junction.
Cramlington Dudley lane southbound bus lane at A1171 roundabout.	Widen Southbound carriageway to provide addition bus lane to facilitate bus movement through A1171 roundabout.

- Investment focused on connectivity in rural areas such as ‘on demand’ ‘demand responsive transport’ and small ‘pocket park and ride’ sites;
 - Funding to update outdated bus stops in the county to correct safety or accessibility issues that may be barriers to travel; and
 - Ensuring services run as a cohesive network, including branding and enhanced passenger information. This will be in the form of a new website and app as well as additional staffing and online information. A Code of Conduct and Bus Passenger Charter have also been agreed, ensuring that bus users and bus operators work together ahead of network changes and passengers can come to expect consistent standards throughout the network.
7. The making of the EP Plan and EP Scheme, set out an intention to formalise a governance structure to oversee the operation of the EP. A Partnership Board has been established and has been meeting in shadow form. LTAs are being asked to establish Local Bus Boards. Cabinet is requested to give approval for the creation of a member led Local Bus Board for Northumberland as set out in Appendix 2.
 8. The aim of the Local Bus Board is to allow representatives from across Northumberland to meet with bus operators to increase understanding between the parties involves, specifically but not limited to, reporting and

discussion of forthcoming bus service changes in Northumberland. The Local Bus Board would seek to improve working arrangements for the discussion of bus service reliability, service improvements, highways infrastructure measures, fares initiatives and information to the public.

9. All relevant actions within the EP Scheme and EP Plan will be funded through the BSIP award, or are costs already met by Northumberland County Council. It should be noted that the EP Scheme contains a measure requiring Northumberland County Council to maintain their supported services and concessionary travel budget at the actual spend of financial year 2022/23 for the duration of the EP.

IMPLICATIONS

Policy	This approach will provide ongoing support to transport providers and support the economic recovery of the region, as well as supporting the Council's strategic objective of connecting people by provided access to education, employment, and social activities.
Finance and value for money	The North East's BSIP set out an ambitious request for Government funding for the delivery of measures relevant to bus services. Entering an EP is a requirement to receive ongoing Government funding for bus services. Future reports will be brought to Cabinet for decision making if the EP requires any financial support from the Council for specific schemes.
Legal	The overarching principle of the EP is that there are no decision-making powers aligned to the any of bodies which will make up the governance structure of the EP; and that these bodies should be focused on building consensus as to the best way to proceed on issues. Once consensus is reached on a matter, if a decision is required by, for an example, a Local Authority, the matter must be passed forward to that the Local Authority for a decision to be reached through that Local Authority's established governance. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 confirm that the matters within this report are not functions reserved to Full Council.
Procurement	New/enhanced services will be contracted in accordance with existing procurement arrangements
Human Resources	None

Property	None
Equalities	(Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Implementation of the EP will assist in reducing social exclusion by improving access for the young, elderly, unemployed/low waged and people with disabilities.
Risk Assessment	The main risk associated with the programme is that any significant underspend or failure to deliver schemes that have external funding linked to them may lead to a loss of that funding and jeopardise the potential to secure additional funding in future years.
Crime & Disorder	Proposals within the BSIP, to be developed through the EP, will assist in improving safety and security for the travelling public
Customer Consideration	None
Carbon reduction	The EP will be a crucial element in providing a sustainable transport system capable of supporting Northumberland's environmental, social, and economic objectives. It seeks to reduce car dependence and increase sustainable travel, thereby contributing to the reduction of carbon emissions.
Health and Wellbeing	Improving opportunities for sustainable travel through improved bus services will encourage more activity and benefit health by improving air quality.
Wards	All wards

Background papers:

- [National Bus Strategy](#)
- [National bus strategy: bus service improvement plans – guidance to local authorities and bus operators](#)
- [Bus Partnership & Scheme – Report to Cabinet – May22](#)

Report sign off

Authors must ensure that officers and members have agreed the content of the report:

	Full Name of Officer
Interim Director of Law and Governance and Monitoring Officer	Suki Binjal
Executive Director of Resources and Transformation (S151 Officer)	Jan Willis
Interim Executive Director for Regeneration	Janice Rose
Chief Executive	Helen Paterson
Council Leader	Glen Sanderson

Report Author

Neil Easton, Public Transport Manager
Economy and Regeneration Service
Neil.easton@northumberland.gov.uk
07979 233477

Appendix 2: Northumberland Local Bus Board – Draft Terms of Reference (to be agreed at first meeting of the Bus Board)

1. Aims and Objectives

The aim of the Northumberland Local Bus Board is to allow representatives from across the county to meet with officers and bus operators (where necessary) to discuss and understand forthcoming alterations to the bus network and consider any planning work that is being carried out at both local and regional levels. Discussions may include changes to routes and timetables, punctuality, reliability, highway infrastructure, fares initiatives and public information.

2. Frequency and Conduct of Meetings

The Northumberland Local Bus Board will not be a public meeting. Attendance at Board meetings will be by invitation only and is expected to include:

- the Cabinet Portfolio Holder for Local Services
- a representative from each of the four Local Area Committees
- the Head of Economy and Regeneration
- an officer from the Local Services Transport team responsible for contract management and compliance
- a representative from the Northumberland Disability Partnership
- a representative from the Northumberland Association of Local Councils (NALC)
- a representative from Transport Focus/Confederation of Passenger Transport
- representatives of one or more local bus operators where this is deemed necessary to address specific discussion points

The Board is not a decision-making body.

Meetings will be chaired by the Cabinet Portfolio Holder for Local Services unless otherwise directed by the Cabinet Member.

The agenda for each meeting will be prepared by an officer from the Strategic Transport team in consultation with the Cabinet Portfolio Holder for Local Services. A meeting note will be prepared and circulated to all attendees.

The ordinary frequency of meetings will be four times per year. It is recognised, however, that it may be necessary to arrange meetings at short notice (for example, to respond to Government announcements and associated funding opportunities). Any requests for additional meetings should be approved by the Cabinet Portfolio Holder for Local Services.

Task and finish groups may be set up. These will act within the remit specified by the Board and a written report of their activity will be provided to the next meeting of the Board.

3. Procedure for reporting Bus Service Changes

The standard procedure for reporting forthcoming commercial bus service changes will be:

- An officer from the Strategic Transport team will provide a written report to the Board containing, as a minimum, commentary of any proposed changes including revisions to routes, frequencies, hours of operation and the types of vehicles used as well as their date of introduction (in accordance with the required registration process).
- These changes will be circulated to board members by e-mail and if they wish to comment they should do so by reply within seven days. The Cabinet Portfolio Holder for Local Services will arrange for a written response to be sent to bus operators' representatives (where necessary), setting out the Board's comments and requesting a response within seven days.
- Bus operators' representatives will then provide a written response to the Cabinet Portfolio Holder for Local Services, which will be circulated by e-mail to the Board for further discussion.

4. Procedure for reporting matters by the Cabinet Member and attendees

The procedure for the Cabinet Portfolio Holder for Local Services to raise other matters will be:

- The Authority will provide a written report to bus operators' representatives on the matter unless the urgency of it means it must be raised verbally at the meeting.
- The bus operators' representatives will provide a written or verbal response as appropriate to be discussed by the Board. The Cabinet Portfolio Holder for Local Services will then agree a written response to be sent to the bus operators' representatives setting out the Board's comments and requesting a response to be provided by the next meeting of the Board.
- The bus operators' representatives will then provide a written response to the Board to be discussed at the next available Board meeting.

Should other Board attendees wish to raise a specific matter for discussion, they should make a request to the Cabinet Portfolio Holder for Local Services, asking the Cabinet Member to consider raising the matter via the procedure above.

5. Review of Terms of Reference and Membership

The Terms of Reference and membership of the Board will be reviewed on an annual basis and approved by the Cabinet Portfolio Holder for Local Services.

**Northumberland County Council
Castle Morpeth Local Area Committee
Work Programme 2023-2024**

Lesley Little: 01670 622614 - Lesley.Little@northumberland.gov.uk

UPDATED: 28 June 2023

TERMS OF REFERENCE

- (a) To enhance good governance in the area and ensure that the Council's policies take account of the needs and aspirations of local communities and do not discriminate unfairly between the different Areas.
- (b) To advise the Cabinet on budget priorities and expenditure within the Area.
- (c) To consider, develop and influence policy and strategy development of the Council, its arms-length organisations, and other relevant bodies, to ensure that they meet local requirements and facilitate efficient and transparent decision making.
- (d) To receive information, consider and comment on matters associated with service delivery including those undertaken in partnership agencies, affecting the local area to ensure that they meet local requirements, including matters relating to community safety, anti-social behaviour and environmental crime.
- (e) To consider and refer to Cabinet any issues from a local community perspective with emerging Neighbourhood Plans within their area, and consider local planning applications as per the planning delegation scheme
- (f) To consider and recommend adjustments to budget priorities in relation to Local Transport Plan issues within their area, and to make decisions in relation to devolved capital highway maintenance allocations.
- (g) To engage, through the appropriate networks, with all key stakeholders from the public, private, voluntary and community sectors to facilitate the delivery of area priorities. This will include undertaking regular liaison with parish and town councils.
- (h) To inform, consult and engage local communities in accordance with Council policy and guidance, through the appropriate networks.
- (i) To, as appropriate, respond or refer with recommendations to local petitions and councillor calls for action.
- (j) To make certain appointments to outside bodies as agreed by Council.
- (k) To determine applications for grant aid from the Community Chest, either through Panels for individual Local Area Committees, or through the Panel of Local Area Committee Chairs for countywide applications.

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

ISSUES TO BE SCHEDULED/CONSIDERED

Standard items updates: Planning Applications (monthly), Public question time (bimonthly, not at planning only meetings), petitions (bimonthly, not at planning only meetings), members’ local improvement schemes (quarterly)

To be listed:

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<p>Northumberland County Council Castle Morpeth Local Area Committee Work Programme 2023-24</p>	
10 July 2023	
	<ul style="list-style-type: none"> • Planning • Petition Report - Address Speeding Between Jameson Estate (Old Police Hq Site) and Grange Lea Care Home on North Road, Ponteland • Local Services Update • Presentation from Collingwood School • Northumberland Local Bus Board • Appointments to Outside Bodies
14 August 2023	
	<ul style="list-style-type: none"> • Planning
11 September 2023	
	<ul style="list-style-type: none"> • Planning

	<ul style="list-style-type: none"> • Local Services Update • Members Local Improvement Schemes • Presentation from the Toby Henderson Trust
9 October 2023	
	<ul style="list-style-type: none"> • Planning
13 November 2023	
	<ul style="list-style-type: none"> • Planning • Local Services Update

**NORTHUMBERLAND COUNTY COUNCIL
LOCAL AREA COUNCIL - CASTLE MORPETH MONITORING REPORT
2022-23**

Ref	Date	Report	Decision	Outcome
1	09.95.22	Red Row Drive-to Barrington Drive – Petition received	To receive a report at the next meeting	
Page 97	09.05.22	Petition Report – Reduced Speed and Safer Crossing Points – Morpeth North Bypass	Members agreed that a report on the findings should be considered by this Committee with any identified works possibly being included in the Local Transport Plan.	
3	09.05.22	Members Local Improvement Schemes	RESOLVED that the information be noted.	

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