



# Northumberland County Council

**Your ref:**

**Our ref:**

**Enquiries to:** Lesley Little

**Email:** Lesley.Little@northumberland.gov.uk

**Tel direct:** 01670 622614

**Date:** Wednesday 31 January 2024

Dear Sir or Madam,

Your attendance is requested at a meeting of the **CASTLE MORPETH LOCAL AREA PLANNING COMMITTEE** to be held in **COUNCIL CHAMBER - COUNTY HALL** on **MONDAY, 12 FEBRUARY 2024** at **4.00 PM**.

Yours faithfully

Dr Helen Paterson  
Chief Executive

**To Castle Morpeth Local Area Planning 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](http://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. APOLOGIES FOR ABSENCE

### 2. MINUTES

(Pages 1  
- 8)

The minutes of the meeting of the Castle Morpeth Local Area Committee held on Monday 9 October 2023, as circulated, are to be agreed and signed by the Chair.

### 3. DISCLOSURE OF MEMBERS' INTERESTS

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

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

NB Any member needing clarification must

contact [monitoringofficer@northumberland.gov.uk](mailto:monitoringofficer@northumberland.gov.uk). Members are referred to the Code of Conduct which contains the matters above in full. Please refer to the guidance on disclosures at the rear of this agenda letter.

#### 4. DETERMINATION OF PLANNING APPLICATIONS

(Pages 9  
- 14)

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>***

#### 5. 23/03804/VARYCO

(Pages  
15 - 22)

**Variation of Condition 14 (Occupancy) pursuant to planning permission 12/01313/COU to amend the wording as follows:-, 'The occupation of the caravan pitches shall be restricted to genuine holiday makers. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times. Details of the alternative occupation of any caravan(s) that may be required shall be submitted to and approved in writing by the Local Planning Authority, prior to their first occupation, and shall thereafter be occupied in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.'**

**Morpeth Caravan Park, Longhirst, Morpeth, Northumberland, NE61 3HZ**

#### 6. APPEALS UPDATE

(Pages  
23 - 38)

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.

#### 7. 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.

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

## Registering Interests

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

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

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

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

### Non participation in case of disclosable pecuniary interest

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

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

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

### Disclosure of Other Registerable Interests

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

### Disclosure of Non-Registerable Interests

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

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

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

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

## Table 1: Disclosable Pecuniary Interests

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

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

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

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

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

## Table 2: Other Registrable Interests

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

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



## NORTHUMBERLAND COUNTY COUNCIL

### CASTLE MORPETH LOCAL AREA PLANNING COMMITTEE

At the meeting of the **Castle Morpeth Local Area Planning Committee** held at Council Chamber - County Hall on Monday, 9 October 2023 at 4.00 pm.

#### PRESENT

J Foster (Vice-Chair Planning) (in the Chair)

#### MEMBERS

J Beynon  
R Dodd  
V Jones  
G Sanderson

L Darwin  
L Dunn  
M Murphy  
R Wearmouth

#### OFFICERS

T Crowe  
L Little  
E Sinnamon  
T Wood

Solicitor  
Senior Democratic Services Officer  
Head of Planning  
Principal Planning Officer

Around 13 members of the press and public were present.

#### 37      **PROCEDURE TO BE FOLLOWED AT PLANNING MEETINGS**

The Vice-Chair (Planning) advised of the procedure to be followed during the planning part of the meeting.

#### 38      **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Dickinson and Towns.

#### 39      **MINUTES**

**RESOLVED** that the minutes of the meeting of the Castle Morpeth Local Area Committee held on Monday 11 September 2023, as circulated, be confirmed as a true record and be signed by the Chair.

#### 40      **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.

41

**23/02203/FUL**

**Demolition of existing building and replacement with a single dwelling including proposed garage and bin store  
Land South-West of Gubeon Farm, Morpeth, Northumberland**

Councillor Sanderson left and then returned to the meeting during consideration of this item and therefore took no part in the deliberation or decision. Councillor Wearmouth joined the meeting during consideration of this item and therefore also took no part in the deliberation or decision.

T Wood, Principal Planning Officer, provided an introduction to the report with the aid of a power point presentation. There were no updates.

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

- Following initial concerns that the proposed building would dominate the site, MPC now supported the application as they were satisfied that it would not be overbearing, was well designed and would use materials that would sit well in the setting.
- MPC wished to challenge two arguments in the report which had been made to justify refusal, both of which conflicted with policies of MPC and the Morpeth Neighbourhood Plan (MNP).
- This was a former farm with stone outbuildings, one of several within Mitford Parish, some of which had been converted for housing, some derelict with very few continuing to function as farms. MPC policy was to encourage the repurposing of derelict and underutilised farm steadings to both help grow the rural economy and to provide housing to support that economy. This position was reflected in policies SUS1 and SET2 of the MNP and was consistent with the rural employment strategy in the Northumberland Local Plan (NLP).
- Everyone wanted to see a vibrant and diverse rural economy, but there was no need to build business parks and housing estates in the countryside to achieve this, rural Northumberland was littered with old farm buildings begging to be repurposed and this should not be discouraged.
- It was within the Green Belt but it was on the site of a derelict barn and enclosed on two sides by converted farm buildings, it was screened by woodland and hedging on the other sides. It would not impact the open countryside, would not compromise the intent of the Green Belt and would be a vast improvement to the existing.
- The report stated that the proposal failed on sustainable travel grounds and like many rural parishes, Mitford had no public transport and no local shops. If this rule was applied over zealously, much of rural Northumberland and our heritage would be doomed to further decay. The answer would be to encourage the provision of more bus services, not restrict the economic development in a Country which was largely rural. Sites such as this should be treated as an exception to this rule.

- This site provided employment through its equestrian operation, provided four housing units and this proposal would add an attractive family home to the mix.
- Members were urged to use common sense in considering this proposal as this would be a quality development which would replace a blot on the landscape.

Craig Ross, Agent addressed the Committee speaking in support of the application. His comments included the following:-

- This application had the support of the Parish Council and residents.
- This was a small community on the outskirts of Morpeth with access to services. The existing seven dwellings had been refurbished buildings and there was an outstanding permission for the conversion of a barn to a dwelling which this proposed development would replace. There would not be an increase in the number of dwellings but this proposal would made the best use of the site.
- The proposed development would be contained within a courtyard within the boundary of the site, there would be no encroachment into the open countryside and there was already vehicular access to the site.
- The proposed development would form part of the small community with the addition of a new family.
- There was an extant permission for the conversion of an existing agricultural dwelling and therefore the travel impact would remain the same and there would be no greater harm.
- There was no interference with the Green Belt with the site limited to infill with the re-use of land which already had the benefit of an extant permission. This had been explored in planning caselaw and court judgements. This was a significant material consideration as the development would be instead of an existing approval, for a single dwelling and was no worse than the extant but was of a better design and made best use of the site.
- MPC had recognised that the development was not the open countryside and it had been demonstrated that there would be no harm to the Green Belt and that there were very special circumstances to support the application.

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

- No details were known of any additional dwellings built adjacent to the site and in any event would not be a material consideration to this application. The recommendation in the report was based on policies within the NLP and the MNP.
- The application site was within open countryside outside of the settlement boundary and had been assessed against policies for development both in open countryside and within the Green Belt. The proposal was contrary to both Open Countryside and Green Belt policies and the exemptions for development within the Green Belt were clear and therefore there must be very special circumstances demonstrated to allow development. The applicant was of the opinion that there were very special circumstances, however Officers did not consider these to be sufficient to offset any harm

to the Green Belt.

- The application site was a greenfield site not brownfield as agricultural buildings were not classed as brownfield in the NPPF and whilst the land had previously been developed it was still a greenfield site.
- Officers had no issue with the design of the dwelling, however the extant permission was to convert and extend the existing agricultural dwelling but this proposed its removal and replacement with a much larger property. If Members were to take the view that there were very special circumstances then reasons for this would need to be demonstrated.

Councillor Dodd proposed to accept the recommendation to refuse the application as outlined in the report which was seconded by Councillor Jones.

Whilst Members were sympathetic to the views of MPC and recognised that the proposal was in keeping with a number of dwellings of this type around the County, the fact was that it was within the Green Belt and it was not felt that very special circumstances for development had been demonstrated and there would be no benefit to the community in this instance.

A vote was taken on the proposal to refuse the application as follows: FOR 6; AGAINST 0; ABSTENTION 1.

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

- 1) The proposals represent an unacceptable and unjustified form of development within designated open countryside land. The principle of residential development is unacceptable, conflicting with the provisions of policies STP 1 and HOU 8 of the Northumberland Local Plan and the National Planning Policy Framework.
- 2) The proposals represent an inappropriate form of development in the Green Belt, which is by definition harmful and would conflict with the purposes of the Green Belt set out within National Planning Policy Framework. No very special circumstances have been demonstrated that would outweigh the level of harm therefore the development conflicts with the provisions of policies STP 7 and STP 8 of the Northumberland Local Plan and the National Planning Policy Framework.
- 3) The proposals fail to promote sustainable travel and connections, thus ensuring any future occupier would be reliant on a private car for access to everyday services and facilities. The proposals therefore conflict with the provisions of policies STP 3 and TRA 1 of the Northumberland Local Plan and the National Planning Policy Framework.

42

**23/02839/FUL**

**Proposed rural workers dwelling, consisting of retention and extension to dwelling located on site**

**Land at East of La Luna Farm, Mill Lane, Heugh, Northumberland**

T Wood, Principal Planning Officer provided an introduction to the report with the aid of a power point presentation. There were no updates.

Harry Horrocks addressed the Committee speaking in objection to the application on behalf of a large number of local residents. His comments included the following information:-

- Local residents had witnessed the applicant and family leave the site late at night and return early in the morning on numerous occasions with the site being left unattended for periods of time. This had been outlined in a number of objections. In spite of this evidence officers had concluded that there was an essential need to be on site.
- There were technological solutions available should the site be left unattended. Local properties had been for sale which would have provided alternative accommodation, or a caravan could be used to cover the foaling season. The British Equine Society guidance stated that a 24/7 presence was a nice to have. It could not therefore be understood how the conclusion that there was an essential need had been reached.
- Even if there was an essential need, which was strongly refuted, the applicant had to prove that the essential need outweighed the harm to the Green Belt. By merely stating that approval had been given under Appeal on the last application was not sufficient, and this was different as that was for a temporary dwelling but this application was for a permanent and bigger dwelling.
- Both local and national policy required local planning authorities to ensure that substantial weight was given to any harm in the Green Belt with the report not sufficiently applying this substantial weight and only briefly covered views.
- The UK economy had approximately one million job vacancies and precious Green Belt did not need to be destroyed to create one job.
- Members were urged to consider the views of the local residents, with 72 people signing a petition against this development. This showed the extent to which people were devastated by the destruction of the openness of the Green Belt.
- The onus was on the applicant to provide sufficient evidence yet no full balancing exercise had been conducted by the applicant to analyse the harm to the Green Belt.
- The Officers conclusion on the impact on the openness of the Green Belt, quality of design and essential need were in stark opposition to the local residents and Parish Council's views and Members were urged to protect the precious Green Belt.

Hannah Wafer addressed the Committee speaking in support of the application. Her comments included the following:-

- The proposal would retain the temporary dwelling within the Green Belt which had been permitted for three years by the Inspector in 2020.
- It had been demonstrated that very special circumstances did exist to allow the agricultural dwelling within the Green Belt.
- The Inspector in allowing the three year temporary permission for the agricultural dwelling for someone to live on site, had done so in order for it to be demonstrated that the business of horse breeding and the care of young stock was profitable and sustainable.
- A rural workers assessment had been undertaken and found that someone

needed to live on the site and the Local Planning Authority (LPA) were satisfied that the tests had been met in order to allow this agricultural dwelling.

- In relation to the comment from the objector that the applicant left the site unattended overnight on numerous occasions, this was disputed, however there was nothing to prevent them leaving the site.
- Sufficient evidence had been provided regarding the need for the agricultural dwelling and the extension to the existing dwelling was acceptable in terms of the Green Belt.
- Members were asked to grant permission as per the recommendation in the report.

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

- Condition 4 restricted occupation of the dwelling to those who were solely or mainly employed, or last employed with the equine business at La Luna Farm and it would continue to be an agricultural rural dwelling. A further application could come forward to vary this condition but these were generally pushed back.
- The principle of development had been established at Appeal. An independent consultant, Mr A Jackson had been instructed by the LPA to review the existing activities and a report had been prepared and reviewed by the LPA. It had been confirmed that this application had met the four tests that the LPA was required to consider i.e. functional need, full time worker, financial viability and suitability and availability of existing dwellings on the holding and how these were met were set out in paragraphs 7.11 to 7.19 of the report.
- There was no information regarding the applicant going off site, and this could not be taken into consideration.
- It was clarified that the application was not just for the existing agricultural dwelling to be made permanent it was also for the extension of the existing dwelling. Officers were satisfied that the tests had been met for the provision of a dwelling for an employee of the business and Members must consider the proposal for the extension and if these met other policies related to design etc. which referenced floor space of 150<sup>m<sup>2</sup></sup> to 250<sup>m<sup>2</sup></sup>. This application fit within those parameters and that was why officers had deemed it acceptable.
- Condition 4 restricted residence of the dwelling to those involved in the business or retired from the business.
- Mr Jackson, the independent consultant had been used by the LPA for a number of applications within the County to independently verify information provided by applicants in relation to the provision of dwellings for rural workers and fully understood the tests to be undertaken. Mr Jackson had assessed the previous application and had found that the tests had not been satisfied in that instance and that application had been recommended for refusal. The Planning Inspector felt that the tests had been met and granted a temporary permission.
- The screening proposed by the applicant would be secured by Condition 7 and would enhance the biodiversity of the site.
- The provision of services such as the road, utilities etc had been taken into consideration by the Planning Inspector who had found that the need for

- the agricultural dwelling outweighed any harm to the Green Belt.
- The test was whether there was a functional need for the dwelling and not an essential need as outlined in paragraphs 7.11 – 7.13 of the report. It had been found that due to the value of the livestock having someone on the site would benefit the business.

Councillor Jones proposed a recommendation to refuse the application which was seconded by Councillor Dodd. Members were reminded that a valid reason for refusal was required to be provided when proposing a refusal. Following a discussion and advice from Officers, Councillor Jones and Councillor Dodd confirmed that the reason for refusal should be “that the proposal for the new and extended residential dwelling represented an inappropriate form of development in the Green Belt and very special circumstances had not been demonstrated”.

In debating the application, A Member queried the need for the dwelling stating that the argument for allowing a permanent agricultural dwelling in the Green Belt must be a very strong one and it was asked if a further report to look at Mr Jackson’s report could be provided. Officers advised that whilst Mr Jackson had been used as an independent consultant on a number of applications and his work had never been questioned, that if that was the wish of the Committee then it could be done. The application history of the site as outlined in the report was highlighted, which some Members felt demonstrated the applicant’s determination to build in the countryside regardless.

If it was accepted that there might be a need for someone to be at the site for specific times such as when a mare was foaling it was queried why it would be necessary on a full time basis for the relatively small number of livestock at the site with the technology now available to allow remote monitoring to be undertaken.

It was asked if the different parts of the application could be considered separately in that, if it was felt that the four tests had been met to allow the dwelling to be provided on a permanent basis, this part could be approved, and if it was felt there was no good reason for the existing dwelling to be extended, could this part be refused, Members were advised that the application was for both the permanency of the dwelling and the extension and must be decided as one application. A suggestion was made that applicant could be asked to withdraw this application and come back with a new application for the permanency only.

Members were reminded that the Planning Inspector had agreed to the temporary permission of three years in order for the applicant to provide evidence over that period of the need for the dwelling and all that information had been provided.

In summing up, Councillor Jones stated that she did not feel that the applicant had demonstrated very special circumstances for development in the Green Belt, it did not contribute to the local economy and that there were other ways of meeting the need without having a permanent dwelling with all the associated work in connection with this.

A vote was taken on the proposal to refuse the application for the reason that the new and extended residential dwelling represented an inappropriate form of

development in the Green Belt and very special circumstances had not been demonstrated as follows:- FOR 6; AGAINST 2; ABSTAIN 1.

**RESOLVED** that the application be **REFUSED** as the new and extended residential dwelling represented an inappropriate form of development in the Green Belt and very special circumstances had not been demonstrated.

43 **APPEALS UPDATE**

**RESOLVED** that the information be noted.

**CHAIR**.....

**DATE**.....





## Northumberland County Council

### CASTLE MORPETH LOCAL AREA PLANNING COMMITTEE

DATE: 12 FEBRUARY 2024

DETERMINATION OF PLANNING APPLICATIONS

**Report of the Director of Housing & Planning (Chief Planning Officer)**

**Cabinet Member:** Councillor C Horncastle

---

#### **Purpose of report**

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

#### **Recommendations**

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

#### **Key issues**

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

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

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

## **DETERMINATION OF PLANNING APPLICATIONS**

### **Introduction**

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

### **The Determination of Planning and Other Applications**

2. In considering the planning and other applications, members are advised to take into account the following general principles:
  - Decision makers are to have regard to the development plan, so far as it is material to the application
  - Applications are to be determined in accordance with the development plan unless material considerations indicate otherwise
  - Applications should always be determined on their planning merits in the light of all material considerations
  - Members are reminded that recommendations in favour of giving permission must be accompanied by suitable conditions and a justification for giving permission, and that refusals of permission must be supported by clear planning reasons both of which are defensible on appeal
  - Where the Castle Morpeth Local Area Planning Committee is minded to determine an application other than in accordance with the Officer's recommendation, clear reasons should be given that can be minuted, and appropriate conditions or refusal reasons put forward
3. Planning conditions must meet the tests that are set down in paragraph 56 of the NPPF and meet the tests set out in Community Infrastructure Levy Regulations 2010. Conditions must be:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related in scale and kind to the development.
4. Where councillors are contemplating moving a decision contrary to officer advice, they are recommended to consider seeking advice from senior officers as to what constitute material planning considerations, and as to what might be appropriate conditions or reasons for refusal.

## Important Copyright Notice

5. The maps used are reproduced from the Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery office, Crown Copyright reserved.

## BACKGROUND PAPERS

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

### Implications

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

## PROCEDURE AT PLANNING COMMITTEE

### A. Chairman welcomes members and members of the public

Welcome to also include reference:

- (i) Members are asked to keep microphones on mute unless speaking
- (ii) To switch all mobile phones off.
- (iii) Reminder that if a member leaves the Chamber whilst an application is being considered then they may take no further part in that application.

### B. Record attendance of members

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

### C. Minutes of previous meeting and Disclosure of Members' Interests

### D. Development Management: -

#### **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 PUBLIC SPEAKING

#### **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)**

Planning Officer confirms and reads out wording of resolution

Legal officer should then record the vote FOR/AGAINST/ABSTAIN (reminding members that they should abstain where they have not heard all the consideration of the application)

This page is intentionally left blank

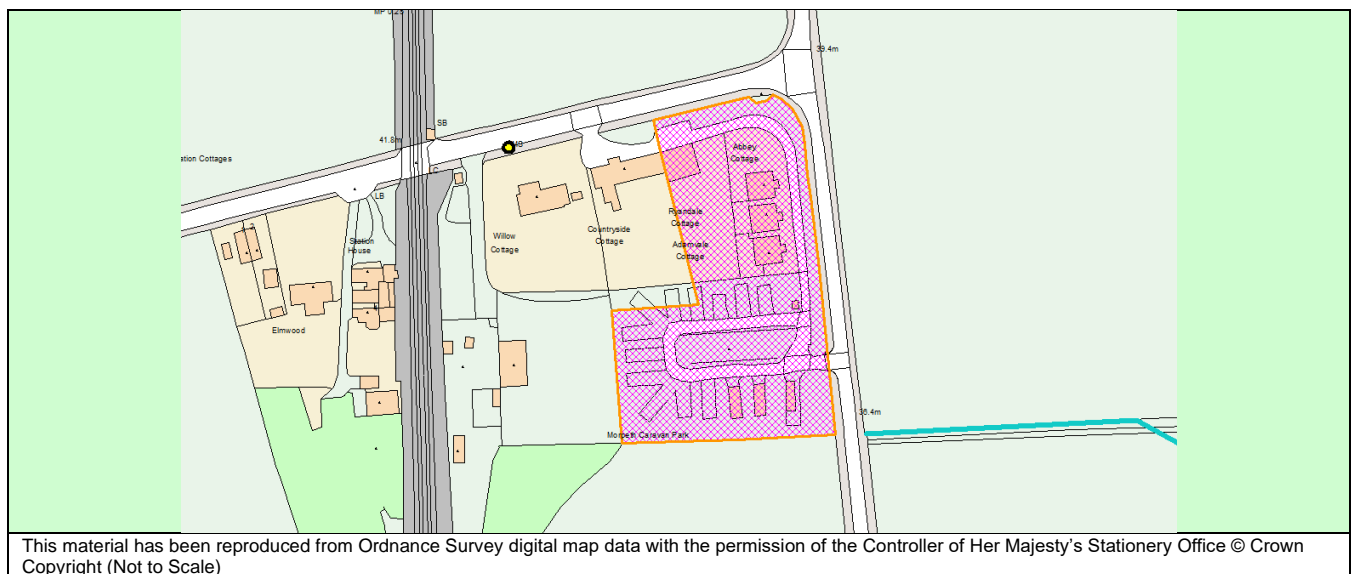


**Northumberland**  
County Council

**Castle Morpeth Local Area Planning Committee**  
**12<sup>th</sup> February 2024**

<b>Application No:</b>	23/03804/VARYCO		
<b>Proposal:</b>	Variation of Condition 14 (Occupancy) pursuant to planning permission 12/01313/COU to amend the wording as follows:-, 'The occupation of the caravan pitches shall be restricted to genuine holiday makers. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times. Details of the alternative occupation of any caravan(s) that may be required shall be submitted to and approved in writing by the Local Planning Authority, prior to their first occupation, and shall thereafter be occupied in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.'		
<b>Site Address</b>	Morpeth Caravan Park, Longhirst, Morpeth, Northumberland, NE61 3HZ		
<b>Applicant:</b>	Mr G Fahy Countryside Cottage, Longhirst, Northumberland, NE61 3HZ	<b>Agent:</b>	Mr Jon Tweddell Coble Quay, Amble, Northumberland, NE65 0FB
<b>Ward</b>	Pegswood	<b>Parish</b>	Longhirst
<b>Valid Date:</b>	11 October 2023	<b>Expiry Date:</b>	13 February 2024
<b>Case Officer Details:</b>	Name: Mr Ryan Soulsby Job Title: Senior Planning Officer Email: Ryan.Soulsby@northumberland.gov.uk		

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



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

**1. Introduction**

- 1.1 Following the receipt of a call-in request from an elected councillor, the application was referred to the director of planning and chairs of the local area planning committee. It was confirmed within their response that determination of the file should be via local area planning committee.

## 2. Description of the Proposals

- 2.1 An amendment is sought to planning application 12/01313/COU at Morpeth Caravan Park, Longhirst.
- 2.2 Planning permission 12/01313/COU granted consent for the *“Change of use to holiday accommodation comprising the siting of 15 no. static caravans plus 4no. holiday cottages”*. The application was granted consent by the LPA on 3<sup>rd</sup> August 2012.
- 2.3 The applicant wishes to vary condition 14 of this permission which restricted occupancy of the caravans and built accommodation to genuine holidaymakers for individual periods. The current wording of the condition is – *“The occupation of the caravan pitches and built holiday accommodation shall be restricted to genuine holidaymakers for individual periods not exceeding 4 weeks in total within any consecutive period of 13 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times. Details of the alternative occupation of any caravan(s) or built holiday accommodation that may be required shall be submitted to and approved in writing by the local planning authority prior to their first occupation, and shall thereafter be occupied in accordance with the approved details unless otherwise agreed in writing with the local planning authority.”*

The applicant seeks to vary the condition to read –

*“The occupation of the caravan pitches shall be restricted to genuine holiday makers. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times. Details of the alternative occupation of any caravan(s) that may be required shall be submitted to and approved in writing by the Local Planning Authority, prior to their first occupation, and shall thereafter be occupied in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority”*

- 2.4 The reason for the original condition is *“A permanent residential use in this location would conflict with the established planning policy for this rural area. Policies E10 and E12 from the Castle Morpeth District Local Plan”*.
- 2.5 The applicant therefore wishes to remove the holiday let occupancy condition from the 4no holiday cottages, of which 3 are currently constructed, allowing them to be used for private and permanent residential use. The supporting statement details that allowing this change would enable construction of the fourth holiday cottage as well as further investment into the wider site.
- 2.6 Similar applications were made by the applicant in 2018 under reference numbers 18/01312/VARYCO and 18/02556/VARYCO. Both applications were refused by the LPA.



### 3. Planning History

**Reference Number:** 12/01313/COU

**Description:** Change of use to holiday accommodation comprising the siting of 15 no. static caravans plus 4 no. holiday cottages.

**Status:** PER

**Reference Number:** 18/01312/VARYCO

**Description:** Variation of condition 14 (Occupation) pursuant to planning permission 12/01313/COU to remove the 4 no. holiday cottages from the restriction

**Status:** REF

**Reference Number:** 18/02556/VARYCO

**Description:** Variation of condition 14 (Occupation) pursuant to planning permission 12/01313/COU to remove the 4 no. holiday cottages from the restriction

**Status:** REF

**Reference Number:** CM/20070220

**Description:** Resubmission of application for an outline application for residential use (cm/20061006)

**Status:** REF

**Reference Number:** CM/20061006

**Description:** Outline application for residential use

**Status:** REF

### 4. Consultee Responses

Highways	No objection.
Longhirst Parish Council	Councillors noted the following points: <ul style="list-style-type: none"><li>• That these properties already exist at the site and currently operate as holiday homes (these are not new builds).</li><li>• That if these properties were permanently occupied this would not adversely affect the infrastructure of the parish.</li><li>• That previous applications for housing at this site have been refused.</li></ul> Having no strong opinion either way they agreed to offer 'no comment'.
Tourism, Leisure & Culture	No response received.

### 5. Public Responses

#### Neighbour Notification

Number of Neighbours Notified	7
Number of Objections	0
Number of Support	2
Number of General Comments	0

#### Notices

General site notice, 27th October 2023

Northumberland Gazette press notice, 26th October 2023

### Summary of Responses:

2no support comments were received from neighbouring residents. The comments state that no negative environmental or amenity impacts would occur from allowing the alteration to the condition whilst recognising the holiday cottage business is “only marginally profitable”.

Material planning considerations shall be assessed within the below appraisal.

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=S2B5ODQSL8G00>

## **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 4 - Climate change mitigation and adaption (strategic policy)  
Policy STP 5 - Health and wellbeing (strategic policy)  
Policy ECN 12 – A strategy for rural economic growth (strategic policy)  
Policy ECN 13 – Meeting rural employment needs (strategic policy)  
Policy ECN 15 – Tourism and visitor development  
Policy HOU 1 – Making the best use of existing buildings (strategic policy)  
Policy HOU 8 – Isolated residential development in the open countryside  
Policy HOU 9 – Residential development management  
Policy QOP 1 - Design principles (strategic policy)  
Policy QOP 2 - Good design and amenity  
Policy TRA 1 - Promoting sustainable connections (strategic policy)  
Policy TRA 2 - The effects of development on the transport network  
Policy TRA 4 - Parking provision in new development  
Policy ENV 1 – Approaches to assessing the impact of development on the natural, historic and built environment (strategic policy)  
Policy ENV 2 - Biodiversity and geodiversity  
Policy WAT 4 - Sustainable drainage systems

### 6.2 National Planning Policy

National Planning Policy Framework (2023) (NPPF)  
National Planning Practice Guidance (2022) (NPPG)

## **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). The National Planning Policy Framework (NPPF) (2023) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development;
- Design and visual character;
- Residential amenity;
- Highway safety;
- Water management.

### **Principle of development**

7.2 Whilst the principle of development has previously been established on site through the granting of planning application 12/01313/COU, the proposed rewording of condition 14 represents a significant alteration to the overall scheme, therefore the LPA are required to assess the acceptability of this change and the principle of unrestricted residential use at the application site.

7.3 Policy STP 1 of the NLP sets out the spatial strategy for the County. The purpose of the policy is for sustainable development to be achieved throughout Northumberland, whilst supporting economic growth and conserving and enhancing the County's unique environmental assets. Development is primarily directed towards main towns, service centres and service villages as defined within policy STP 1 and as shown on the Policies Map which accompanies the Plan. The settlement of Longhirst is recognised as a small village where a proportionate level of development may be supported however, the application site is clearly located out with the settlement and built form of Longhirst, situated approximately 1 mile east.

7.4 The application site is therefore recognised as being within open countryside land. Policy STP 1, part g) restricts permanent residential development within open countryside land unless it can be demonstrated to accord with the provisions of policies HOU 7 or HOU 8 of the NLP. Policy HOU 7 does not apply in this instance as the development is not providing affordable housing therefore, accordance must be demonstrated in line with HOU 8.

7.5 Policy HOU 8 relates to the provision of isolated residential development in the open countryside. The application site cannot be considered fully isolated due to the provision of existing residential development directly to the west however, the site is bounded by open agricultural land to the north and east beyond the public highway. Part a) of HOU 8 does not apply as the removal of the occupancy condition would not create a dwelling for a rural worker, nor has an essential need been demonstrated, whilst part b) is not applicable as the holiday units are not heritage assets. Part c) does not apply as the buildings are not redundant and disused and neither does part d) as the variation of the condition does not involve the sub-division of an existing residential property. Finally, part e) is not relevant as the design of the existing units are not of exceptional, outstanding and innovative quality. The provision of unrestricted residential use within this area therefore conflicts with policies

STP 1 and HOU 8 of the NLP as well as sustainable development principles set out within the NPPF.

- 7.6 At the request of the LPA, the applicant has provided accounts for the last 3 years which demonstrate that profits varying from £12,709 to £19,226 have been achieved from the existing cottages on site. This data establishes that there is still a requirement for holiday accommodation within this area which assist in meeting the requirements of policies ECN 12, ECN 13 and ECN 15 of the NLP. As such, there is no overriding justification to warrant a variation to condition 14 that would remove the occupancy condition from the holiday cottages.
- 7.7 The LPA have appropriately assessed the supporting information provided by the applicant within their initial submission and the following accounts. The proposed variation to the occupancy condition would conflict with the spatial strategy of the NLP set out within policies STP 1 and HOU 8 whilst also conflicting with the rural tourism requirements set out within policies ECN 12 and ECN 15.

### **Design and visual character**

- 7.8 Policy QOP 1 of the NLP states that development proposals should *"make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography"*. The NPPF at paragraph 131 recognises good design as a key aspect of sustainable development with paragraph 135 noting developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Proposals should also function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- 7.9 No external changes are proposed to the holiday cottages as part of this application. The LPA are therefore satisfied that the alteration to condition 14 would not conflict with the provisions of policy QOP 1 of the NLP or the NPPF on design grounds.

### **Residential amenity**

- 7.10 Policy QOP 2 of the NLP states that *"development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area"*. Paragraph 135, part f) of the NPPF states proposals must *"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users"*.
- 7.11 The proposed amendment to the occupancy condition would not generate any significant residential amenity concerns that would conflict with either local or national planning policy. Future occupiers of the units would benefit from appropriate levels of amenity with sufficient floor space within the cottages to accommodate habitable space. A small area of external amenity space is also located to the rear of the 3 currently constructed units.

## **Highway safety**

- 7.12 Policy TRA 1 of the NLP recognises that transport implications of a development must be addressed as part of any planning application. Proposals should *"Promote a spatial distribution which creates accessible development, reduces the need to travel by car, and maximises the use of sustainable modes of transport"*. Policy TRA 2 of the NLP outlines that developments must *"Provide effective and safe access and egress to the existing transport network"* and *"Include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or on highway safety including any contribution to cumulative impacts"*. Policy TRA 4 is also relevant within this assessment, stating that developments must also provide an appropriate amount of off-street vehicle parking in line with the intended use of the site.
- 7.13 Paragraph 115 of the NPPF details that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*.
- 7.14 Consultation was undertaken with highways development management who outlined within their response that the original condition was not recommended by HDM and that the change of wording is unlikely to have an impact on the highway elements of the scheme. A no comment stance was therefore provided.

## **Water management**

- 7.15 No alterations are proposed as part of this submission to the drainage arrangements that currently exist at the site.

## **Equality Duty**

- 7.16 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## **Crime and Disorder Act Implications**

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

## **Human Rights Act Implications**

- 7.18 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in

accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.19 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

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

## **8. Conclusion**

8.1 The proposed variation to condition 14 does not accord with the spatial strategy for Northumberland and sufficient justification has not been provided as part of the application submission to warrant the proposed amendment. The application is therefore recommended for refusal.

## **9. Recommendation**

That this application be REFUSED permission subject to the following:

### Conditions/Reason

- 1) The proposed alteration to the occupancy condition would allow unrestricted residential development within the open countryside, whilst also reducing the tourism provision within the locality. No justification has been provided to warrant the proposed change, thus ensuring conflict with policies STP 1, HOU 8, ECN 12 and ECN 15 of the Northumberland Local Plan and the National Planning Policy Framework.

**Date of Report:** 9<sup>th</sup> January 2024

**Background Papers:** Planning application file(s) 23/03804/VARYCO



# Northumberland County Council

## Appeal Update Report

Date: February 2024

### 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?
22/04526/FUL	<p>Erection of single dwelling with associated access and residential garden – land south-east of The Courtyard, Matfen</p> <p>Main issues: unsustainable and isolated location within the open countryside; insufficient information to fully consider the ecological impacts of the proposal; and insufficient information to fully consider the impact on existing trees.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No – claim refused
23/01729/FUL	<p>Extension to garage forming gym and office above – Khalsa Manor, Tranwell Woods</p> <p>Main issues: inappropriate development in the Green Belt and no very special circumstances to outweigh the harm.</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?
22/01297/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</p>	No



	<p>address recreational disturbance with adverse effects on the Northumbria Coast SPA and Ramsar Site and the North Northumberland Dunes SAC.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
22/03923/FUL	<p>Proposed first floor extension to dwelling house (as amended 25.05.2023) - 14 Castle Street, Norham</p> <p>Main issues: the development fails to conserve and enhance the Norham Conservation Area and results in harm to the Conservation Area that is not outweighed by public benefits.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
23/01232/OUT	<p>Outline Application - all matters reserved for a new dwelling in garden of existing dwelling (Self-Build) - West Grange Bungalow, Scots Gap, Morpeth</p> <p>Main issues: unacceptable and unjustified form of housing development in the open countryside and will not support sustainable modes of transportation.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
23/01444/FUL	<p>Change of use: agricultural land to residential car parking facilities associated with residential dwellings – land north of Shaws House Cottages, Newton (Bywell)</p> <p>Main issues: inappropriate development in the Green Belt and no very special circumstances to outweigh the harm.</p> <p>Appeal against non-determination</p>	Yes – partial award.
22/04104/FUL	<p>Change of use, conversion and alteration of the existing buildings to create 6 holiday let units, including landscaping and boundary treatments – 58-60 Middle Street, Spittal</p> <p>Main issues: lack of detail in respect of parking and ecology; and design has not been informed by a structural survey and results in harm to heritage assets.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
21/02077/FUL	<p>Proposed construction of 13no dwellings (including 2no affordable dwellings), creation of new access,</p>	No

	<p>car parking and soakaways (amended description) - land south east of The Manor House, Riding Mill</p> <p>Main issues: harm to the character and appearance of the site and surrounding area and curtilage listed boundary wall; harm to residential amenity; does not make sufficient provision for affordable housing on the site; insufficient information to fully assess the impacts of the proposed development on ecology and biodiversity and net gain for biodiversity; does not secure necessary planning obligations in respect of affordable housing, open space and education.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
21/03915/LBC	<p>Listed Building Consent for demolition of a section of existing curtilage listed boundary wall to create access for residential development – land south east of The Manor House, Riding Mill</p> <p>Main issues: loss of historic fabric and unacceptable alteration of the historic curtilage listed boundary wall.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
23/01363/CLPROP	<p>Certificate of Lawful Development for proposed extension to the rear of existing residential property – Ashleigh, 26 Cade Hill Road, Stocksfield</p> <p>Main issues: the proposed extension would not be permitted development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No

### Planning Appeals Withdrawn

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

## Planning Casework Unit Referrals

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

## Planning Appeals Received

### Appeals Received

Reference No	Description and address	Appeal start date and decision level
21/03396/FUL	<p>Construction of 3no. residential cottages with associated garages, access, car parking and landscaping and demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s) and internal alterations - 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals are not commensurate with the size of the settlement and encroach into the open countryside, adversely impacting on the setting and appearance of the settlement and surrounding countryside; proposals result in harm to the heritage assets and their setting without clear and convincing justification of this harm or public benefits to outweigh the harm; layout, scale and design as well as pattern of development would be detrimental to local vernacular and character; lack of information on car parking, access arrangements, refuse, drainage and opportunities to promote walking, cycling and public transport; and proposals result in biodiversity net loss.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03397/LBC	<p>Listed Building Consent for demolition of existing outbuilding(s) and extension(s) to 4 &amp; 5 Front Street with replacement extension(s), internal alterations and alterations to boundary walls – 4 and 5 Front Street, Capheaton</p> <p>Main issues: proposals result in harm to the heritage assets without clear and convincing justification of this harm or public benefits to outweigh the harm.</p>	<p>2 November 2022</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

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>
22/01012/FUL	<p>Conversion of agricultural buildings to create one dwelling including a link extension and detached garage – development site at Barley Hill House Barn, Kiln Pit Hill, Consett</p> <p>Main issues: design fails to reflect the character or appearance of the listed farm building and results in harm to the character and appearance of the listed building.</p>	<p>17 May 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04676/LBC	<p>Listed Building Consent for alterations comprising inserting one window with shutter in South facing gable wall, and the replacement of existing window with fully glazed panel and shutter on West elevation (Amended Description) - The Cottage, Riding Home Farm, Acomb, Hexham</p> <p>Main issues: less than substantial harm to the character and significance of the listed building that has not been justified.</p>	<p>27 June 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04546/CLEXIS	<p>Certificate of existing lawful development for the siting of a twin unit caravan for ancillary residential use as an annexe within the existing residential curtilage – Old Field, Catton, Hexham</p> <p>Main issues: the caravan is not within the residential curtilage so would require planning permission and would have a significant degree of permanency constituting development – the caravan would not be lawful.</p>	<p>24 August 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/04346/FUL	<p>Replace existing building (3no flats/14 no bed sit spaces) with 3no detached houses with 18 bed spaces to be used as holiday accommodation (as amended 20th April 2023) - On the Beach, Harbour Road, Beadnell</p> <p>Main issues: the proposed units would not enhance and reinforce the local distinctiveness of the conservation area and would not integrate with the surrounding built environment; and identified harm is less than substantial but it has not been demonstrated the public benefit outweighs the harm.</p>	<p>29 August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p>

23/01093/FUL	<p>Proposed single storey rear extension, extend above roof above and rear dormer addition – Pethfoot Lodge, Cragside</p> <p>Main issues: incongruous and inappropriate form of development that would be out of character with the existing property and have a harmful impact upon the character and appearance of the site and surrounding area.</p>	<p>5 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02030/FUL	<p>Proposed erection of holiday dwelling with associated access and residential garden – land south east of The Courtyard, Matfen</p> <p>Main issues: development in the open countryside; and insufficient information to fully consider the ecological impacts of the proposal.</p>	<p>15 September 2023</p> <p>Appeal against non-determination</p>
23/01801/FUL	<p>Proposed two storey front extension and roof alterations – Close House, Whalton</p> <p>Main issues: scale, massing and design would result in disproportionate and unsympathetic additions that would adversely affect the existing dwelling, the character of the Conservation Area and the setting of listed buildings; and insufficient information to assess the ecological impact of the proposals.</p>	<p>19 September 2023</p> <p>Appeal against non-determination</p>
23/00673/FUL	<p>Retrospective: construction of single storey garden room and steps to rear – Newton Post Office, Newton, Stocksfield</p> <p>Main issues: harm to the character and appearance of the dwelling, site and the Newton Conservation Area.</p>	<p>19 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
22/04617/FUL	<p>The erection of 3no. cyclist accommodation units, associated extension to West House Farm Cottage, installation of solar panels, and associated landscaping and infrastructure – West House Farm Cottage, Shilvington</p> <p>Main issues: poorly accessible and unsustainable location in the open countryside; and inappropriate development in the Green Belt with no very special circumstances to outweigh the harm.</p>	<p>20 September 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/01478/FUL	<p>Construction of second story rear extension, single storey rear extension with glass roof, proposed dormer extension to rear and dormer window to front – 10 Front Street, Newbiggin-by-the-Sea</p>	<p>21 September 2023</p> <p>Delegated Decision - Officer Recommendation:</p>

	Main issues: scale, design and positioning would result in an incongruous addition and detract from the character of the Conservation Area; and adverse impact on residential amenity due to loss of sunlight and visual outlook.	Refuse
22/03027/FUL	Retrospective Application for the Erection of Storage Sheds – Mickley Bank Farm, Stocksfield  Main issues: inappropriate development in the open countryside and the Green Belt and no very special circumstances to outweigh the harm.	26 October 2023  Delegated Decision - Officer Recommendation: Refuse
23/01742/FUL	Proposed development of 1no. dwelling with associated access and amenity space – land west of 20 Park Road, Swarland  Main issues: development in the open countryside in an unsustainable location; size, scale, layout and subdivision of the plot would be out of character with the surrounding area and unacceptable impact on the street scene; and unacceptable impact on the landscape and character of the immediate and wider area;.	30 October 2023  Delegated Decision - Officer Recommendation: Refuse
23/02794/FUL	Erection of 1 no. dwelling (C3 Use) - Westfield, Cramlington  Main issues: fails to positively contribute to and respect the character of the area and the Cramlington Village Conservation Area; and no planning obligation has been completed to secure contributions to the coastal mitigation service or any other satisfactory alternative mitigation.	31 October 2023  Delegated Decision - Officer Recommendation: Refuse
23/02134/FUL	Front 2 storey extension and side extension above garage – 6 Dunsdale Road, Holywell  Main issues: design, height and visual appearance is out of character in the street scene with detrimental visual impact; and unacceptable impact on residential amenity.	8 November 2023  Delegated Decision - Officer Recommendation: Refuse
23/02038/FUL	Replacement of fence to south of driveway – Oakwood Hall, Wylam  Main issues: less than substantial harm to the setting of the Grade II listed building; insufficient information to assess the ecological impacts of the development; and inappropriate development in the Green Belt.	22 November 2023  Delegated Decision - Officer Recommendation: Refuse
22/03790/FUL	External render removal from North wall. New double door with juliet balcony at street	23 November 2023

	<p>level. Refurbishment of basement level &amp; external area to make secure &amp; improve appearance. No change of use – Jacksons Hairdresser, 1 Wansbeck Street, Morpeth</p> <p>Main issues: harm to the setting of a listed building, the character of the property and its setting within the Conservation Area.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
23/03037/FUL	<p>Proposed 2no. new dwellings along with new access and parking to serve proposed dwellings along with existing adjacent cottages – land west of 10 West Burton Cottages, West Burton Cottages, Bamburgh</p> <p>Main issues: development in the open countryside in an unsustainable location; harm to the landscape and character of the area; 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 lack of information to assess proposed outbuildings.</p>	<p>24 November 2023</p> <p>Appeal against non-determination</p>
23/02500/FUL	<p>Extension to home office – 1 Low Middle Moor House, Stannington, Morpeth</p> <p>Main issues: would extend beyond the residential curtilage and encroach into open countryside; and inappropriate development in the Green Belt.</p>	<p>5 December 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/03700/FUL	<p>Change of use from 11 bedroom supported living, care and short-term accommodation (use class C2) to 11 bedroom house in multiple occupation – 86 Regent Street, Blyth</p> <p>Main issues: inadequate size of bedrooms resulting in substandard living conditions and detrimental impact upon the amenity of future occupiers; and alterations would result in a high chance of a disproportionate increase in anti-social behaviour undermining quality of life and community cohesion.</p>	<p>12 December 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
21/03426/FUL	<p>Change of use of existing hotel to 12no. residential units with associated internal alterations – Northumberland Hospitality, Coquet Vale Hotel, Station Road, Rothbury</p> <p>Main issues: insufficient information in relation to highway safety, ecological impacts; and lack of financial contribution to education provision and open space</p>	<p>13 December 2023</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>



	provision.	
23/03755/FUL	Siting of timber bin store (retrospective) - Black Swan Inn, 2 Union Street, Seahouses  Main issues: scale and appearance lead to less than substantial harm to the Seahouses Conservation Area.	14 December 2023  Delegated Decision - Officer Recommendation: Refuse
23/01175/FUL	Demolition of 2no semi detached bungalows and construction of three storey dwelling with garage and associated landscaping – 8-10 Runnymede Road, Darras Hall, Ponteland  Main issues: design, siting and scale would create an incongruous, dominant and overbearing building out of character with its surroundings; detrimental impact on the residential amenity of neighbouring occupants; and loss of protected trees.	19 December 2023  Delegated Decision - Officer Recommendation: Refuse
21/03496/FUL	Proposed new detached dwelling – Westlea Bed and Breakfast, 29 Riverside Road, Alnmouth  Main issues: design, scale, massing and loss of burgage plot would not preserve or enhance the character and appearance of the Alnmouth Conservation Area; and detrimental impact on residential amenity.	3 January 2024  Committee Decision - Officer Recommendation: Approve
21/03781/FUL	Change of use and re-development of Shadfen Park Farm agricultural barn, buildings and land to form new multi-purpose development – land west of Shadfen Park, Shadfen  Main issues: unacceptable development in the open countryside; and inappropriate development in the Green Belt.	8 January 2024  Delegated Decision - Officer Recommendation: Refuse
23/02008/FUL	Change of use from staff and holiday accommodation to residential dwellinghouse – outbuilding west of Cragside Stables, Park Lane, Bardon Mill  Main issues: creation of new dwelling within the open countryside with insufficient justification; and insufficient information has been provided in respect of car parking provision and vehicle movement to	9 January 2024  Delegated Decision - Officer Recommendation: Refuse



	demonstrate adequate parking and safe access.	
23/02898/CLEXIS	<p>Certificate of Lawful Development - Existing development: Commencement of planning permission 14/03746/FUL for the creation of 2no. dwellings – land at 23-25 Western Way, Darras Hall, Ponteland</p> <p>Main issues: insufficient evidence to demonstrate that development had commenced before the expiry of the planning permission.</p>	<p>11 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/02636/FUL	<p>2 story rear extension with alterations to access and parking to the front – 3 Normandy Terrace, Longhorsley</p> <p>Main issues: design would be an incompatible addition and incongruous with the existing dwelling and terrace; and lack of bat risk assessment to assess potential impacts on protected species.</p>	<p>16 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/03240/FUL	<p>Change of use of stable building to 1no. residential dwelling, with associated access and parking – land east of Horsley Banks Farm, Horsley</p> <p>Main issues: inappropriate development in the Green Belt and open countryside; design is not in keeping with the traditional character of the area and results in a harmful impact on the Horsely Conservation Area and the rural landscape; and lack of useable outdoor amenity space.</p>	<p>16 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
23/04122/FUL	<p>Siting of 'Timber Living Trailer' - land south of Jubilee Cottages, West Woodburn</p> <p>Main issues: development in the open countryside in a location that is not sustainable or accessible.</p>	<p>17 January 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

# Recent Enforcement Appeal Decisions

## Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
20/01209/BRCOND	Construction of unauthorised rear extension – Ashleigh, 26 Cade Hill Road, Stocksfield  (N.B. The appeal was made under ground (g) only; that the time given to comply with the notice is too short. The Enforcement Notice is upheld but the appeal succeeds in respect of varying the period of compliance from three months to eight months.)	No – claim refused

## Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
21/00418/ENDEVT	Erection of decking within the car parking area - The Percy Arms, Chatton	No
20/00481/ENDEVT	Change of use of a forestry building for use as residential – English Wood, Corbridge	No

## Enforcement Appeals Withdrawn

Reference No	Description and address	Award of costs?
None		

# Enforcement Appeals Received

## Appeals Received

Reference No	Description and address	Appeal start date
21/00080/ENDEVT	Installation of hardcore - land to north of Kiln	13 June 2023

	Cottage, Newton-on-the-Moor	
23/00315/ENFCOU	Material change of use of the land from agricultural use to a storage, distribution (B8) and manufacturing (B2) yard – land north of All Saints Church, Ryal	11 December 2023
20/00504/ENDEVT	Installation of hardstanding for access and 6no. pitches, installation of electricity and water points, installation of a septic tank and erection of building – land north-east of Fieldholme, Embleton	18 December 2023

## Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/01362/REM	<p>Reserved matters application for appearance, landscaping, layout and scale for proposed 150 residential dwellings (use class C3) including 30% affordable housing, countryside park including car park, pursuant to approved outline planning application 16/00078/OUT (revised description 8th August 2022) - land west of Lancaster Park, Pinewood Drive, Lancaster Park, Morpeth</p> <p>Main issues: by virtue of the layout, scale and appearance, the design fails to preserve or make a positive contribution to local character and distinctiveness and the site's surroundings and does not demonstrate high quality sustainable design; and there is no effective and safe access and egress to the existing transport network.</p>	<p>Hearing – 30 August 2023</p> <p>Committee Decision - Officer Recommendation: Approve</p>
22/00566/OUT	<p>Outline planning application with all matters reserved except for access, for construction of up to 30no. bungalows for over 55s (Use Class C3) - land west of Furrow Grove, Station Road, Stannington</p> <p>Main issues: residential development in the open countryside; fails to respect the rural, dispersed and open character of the site and surrounding area; inappropriate development in the Green Belt; lack of housing needs</p>	<p>Hearing – 5 March 2024</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	<p>assessment or evidence to justify 100% specialist housing scheme for older persons in this location; unsustainable location with no services or facilities and access would be reliant on the private car; insufficient information to fully assess hydrology and flood risk; insufficient information to fully assess archaeological impact and mitigation; and lack of completed planning obligations securing specialist housing, affordable housing, open space contribution, healthcare contribution and Coastal Mitigation Service contribution.</p>	
--	---	--

# Implications

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

## Background papers

Planning applications and appeal decisions as identified within the report.

## Report author and contact details

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

This page is intentionally left blank