

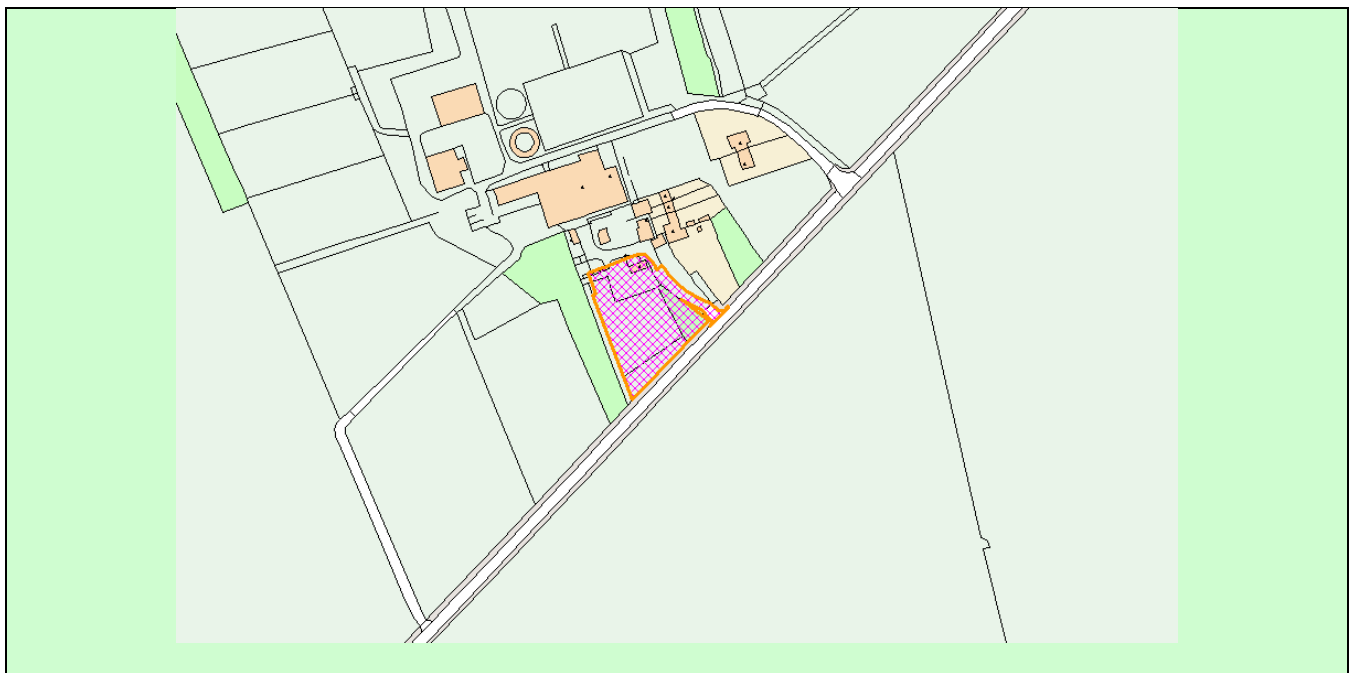


Northumberland County Council

Castle Morpeth Local Area Planning Committee, 9th October 2023

Application No:	23/02203/FUL		
Proposal:	Demolition of existing building and replacement with a single dwelling including proposed garage and bin store		
Site Address	Land South-West of Gubeon Farm, Morpeth, Northumberland		
Applicant:	Taylor C / O Agent, George F White, Alnwick, Alnwick Northumberland NE66 1TL	Agent:	Mr Craig Ross 4-6 Market Street, Alnwick, NE66 1TL
Ward	Longhorsley	Parish	Mitford
Valid Date:	27 June 2023	Expiry Date:	10 th October 2023
Case Officer Details:	Name: Mr Ryan Soulsby Job Title: Senior Planning Officer Email: Ryan.Soulsby@northumberland.gov.uk		

Recommendation: That this application be REFUSED permission



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1. Introduction

- 1.1 Following the receipt of comments from Mitford Parish Council supporting the scheme, the file was referred to the director of planning and the chairs of the Local Area Planning Committee. It was confirmed within their response that the application should be determined at Local Area Planning Committee by members.

2. Description of the Proposals

- 2.1 Planning permission is sought for the demolition of an existing agricultural barn and the construction of a residential dwelling and detached garage on land south-west of Gubeon Farm, Morpeth.
- 2.2 The proposed dwelling would be single storey, separated into three elements with a central outdoor courtyard area. The eastern and western wings would both incorporate two bedrooms with en-suites whilst the central aspect will incorporate a lounge, dining and kitchen area with a utility room and WC. The detached garage and bin store would be located to the south-east of the proposed property.
- 2.3 The proposal would measure 32.3 metres in width, including the central courtyard, with a maximum length of 14.45 metres. A pitched roof would be incorporated upon all three elements with the roof upon the central building measuring the highest from ground level at 7.78 metres. Materials used in the construction of the dwellinghouse would consist of natural stone, timber cladding, zinc cladding, terracotta roof tiles, zinc raised seam roofing and slate grey fenestration and weather goods.
- 2.4 Access would be achieved via the existing access to the site off the B6523 public highway whilst parking provision would be accommodated via the creation of a hardstanding area and detached garage. The detached garage would measure 6.7m x 6.7m, incorporating a pitched roof that measures 5.1 metres to the ridge.
- 2.5 Outdoor amenity space would be located to the rear of the buildings with existing trees along the shared boundaries to be retained. Additional soft landscaping appears to be proposed throughout the site.
- 2.6 The application site is located within open countryside and designated Green Belt land.
- 2.7 Planning permission was granted for the conversion of the existing single storey agricultural barn in October 2021 under application reference no. 21/03022/AGTRES. These works have not been implemented. The applicant wishes to demolish this structure as part of the application proposals.

3. Planning History

Reference Number: 21/03022/AGTRES

Description: Prior Notification: Change of use from agricultural barn to dwelling house.

Status: Prior approval granted

Reference Number: 22/00817/FUL

Description: Conversion, alteration and extension of agricultural building to residential use

Status: Withdrawn

Reference Number: 22/04690/FUL

Description: Demolition of existing building and replacement with a single dwelling

Status: Withdrawn

4. Consultee Responses

Mitford Parish Council	Mitford Parish Council have considered this application and consider it to be a well-designed building, appropriate to its setting. It would make good use of an otherwise derelict site and the Council are happy to support the application.
Morpeth Town Council	Morpeth Town Council has no comment to this application subject to the information available at this time.
Highways	Fundamental concern (Object): Concerns so significant that no reasonable action is likely to address the concern. The proposed development is located within a location which does not support the use of sustainable connections, as stated within TRA 1 of the Northumberland Local Plan. The proposed scheme for a residential unit in this location would be solely reliant on private car travel, and unsupportive of multimodal transport options.
Lead Local Flood Authority (LLFA)	No comment.
Public Protection	No objection subject to recommended conditions.
County Ecologist	No objection subject to recommended conditions.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	0
Number of Support	3
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

3no support comments were received from neighbouring residents. The proposal is considered to:

- Be of high-quality design and appearance;
- Improve the visual amenity of the site which is currently 'run-down';
- The work will complete the overall development at Gubeon Farm;

- The site is close to Morpeth and sustainably located;
- Would create jobs during the construction phase;
- Site is previously developed and screened by existing trees.

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=RW8XQLQSIEN00>

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 STP 7 – Strategic approach to the Green Belt (strategic policy)
 Policy STP 8 – Development in the Green Belt (strategic policy)
 Policy HOU 2 - Provision of new residential development (strategic policy)
 Policy HOU 3 – Housing requirements for neighbourhood areas (strategic policy)
 Policy HOU 5 - Housing types and mix
 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 QOP 4 - Landscaping and trees
 Policy QOP 6 - Delivering well designed places
 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 3 - Flooding
 Policy WAT 4 - Sustainable drainage systems
 Policy POL 1 - Unstable and contaminated land
 Policy POL 2 - Pollution and air, soil and water quality

6.2 National Planning Policy

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

6.3 Neighbourhood Planning Policy

Morpeth Neighbourhood Plan 2011 – 2031 (Made May 2016) (MNP)

Policy Sus1 – Sustainable development principles

Policy Des1 – Design principles
Policy Set1 – Settlement boundaries
Policy Tra2 – Traffic congestion
Policy Tra3 – Transport requirements for new developments
Policy Inf1 – Flooding and sustainable drainage

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 Morpeth Neighbourhood Plan (MNP). The National Planning Policy Framework (NPPF) (2023) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development (open countryside and Green Belt);
- Design and visual character;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Land contamination, stability and ground gas;
- Drainage and flooding.

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 the defined settlement boundary for Morpeth, as defined by the Morpeth Neighbourhood Plan, and is therefore recognised as being located within open countryside land.

7.3 Policy STP 1, part g) states “*Development in the open countryside will be supported if it can be demonstrated that it:*

- Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or*
- Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or*
- Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or*
- Provides for residential development in accordance with Policies HOU 7 or HOU 8; or*
- 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*
- Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or*
- Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan”.*

As the proposal is for residential development, the decision maker is therefore directed to policies HOU 7 and HOU 8 of the NLP.

- 7.4 Policy HOU 7 of the NLP relates to exception sites for affordable housing. No indication has been given within the application documents that the dwelling would be for affordable housing, either as a discounted market value property or affordable rent, therefore, the provisions of this policy do not apply.
- 7.5 Policy HOU 8 of the NLP details *“The development of isolated homes in the open countryside will only be supported where:*
- a. There is an essential and clearly established need for a full-time rural worker necessary to meet the operational needs of a rural business to live permanently at or near their place of work in the countryside, and where it can be demonstrated that:*
 - i. The business is financially sound and viable with a clear prospect of remaining so, the activity and landholding units concerned having been established for at least three years and been profitable for at least one of those last three years; and*
 - ii. The functional need could not be fulfilled by any existing dwelling on the landholding unit or any other existing accommodation in the immediate area, which is suitable (including by means of refurbishment or appropriate extension) and potentially available for occupation by the workers concerned; or*
 - b. It represents the optimal viable use of a heritage asset, or represents appropriate enabling development to secure the future of a heritage asset(s); or*
 - c. It re-uses redundant or disused buildings and enhances its immediate setting; or*
 - d. It involves the appropriate sub-division of an existing residential dwelling; or*
 - e. The design is of exceptional quality, in that it is truly outstanding or innovative, reflecting the highest standards of architecture, and would help to raise the standards of design in rural areas, and it would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”.*
- 7.6 The application form states that the proposed dwelling is for market housing and is therefore not being constructed on the basis of essential need for a rural worker to reside at the site. Provision a) of policy STP 8 therefore does not apply. Neither does provision b) due to the application building not being recognised as a heritage asset. Provision c) seeks for developments to re-use redundant or disused buildings whilst enhancing the setting of the area. Whilst the LPA recognise an extant prior approval consent exists for the single storey agricultural barn to residential use, this barn is to be demolished as part of these application proposals therefore, there will be no re-use as stipulated by the policy. The application therefore fails on this ground too.
- 7.7 Provision d) is not relevant as the proposal does not include the sub-division of an existing residential dwelling whilst provision e) does not apply as the proposals are not of exceptional quality and have not demonstrated the highest standards of architecture or sustainability. This is a significantly high

bar for developments to meet and they are required to go through design reviews to ensure exceptional design can be achieved.

- 7.8 The application proposals therefore represent an unjustified and unacceptable form of residential development in the open countryside, failing to accord with the provisions of policies STP 1 and HOU 8 of the NLP, policy Set1 of the MNP and the NPPF.

(Green Belt)

- 7.9 The application site is located within designated Green Belt land as defined by the NLP Policies Map. Policy STP 8 of the NLP states that *“Development that is inappropriate in the Green Belt, in accordance with national planning policy, will not be supported except in very special circumstances where other considerations clearly outweigh the potential harm to the Green Belt, and any other harm resulting from the proposal”*. The decision maker is therefore directed to paragraph 149 of the NPPF.

- 7.10 Paragraph 149 of the NPPF notes *“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) 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;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority”*.*

- 7.11 The proposal does not accord with any of the above exceptions and can therefore be considered to be inappropriate development within the Green Belt. Whilst the supporting planning statement details that the proposal may accord with provision d), the extant consent for residential use upon the existing building has not been implemented therefore, the scheme is not replacing a building of the same use. Furthermore, the footprint and volume of the replacement dwelling significantly exceeds that of the previously approved residential conversion and would be recognised as being materially larger.

- 7.12 The applicant contends that the development may also accord with the exceptions of provision g) however, the proposal would not constitute limited infilling nor would it be utilising previously developed land (PDL) due to the existing structure being used for agricultural purposes. As noted above, the footprint of the proposed dwelling significantly exceeds the existing agricultural barn and extends into undeveloped grassed land which also cannot be considered PDL.
- 7.13 No very special circumstances have been demonstrated as part of the application submission that would outweigh the level of harm caused to the Green Belt by the inappropriate development. Whilst the LPA can give weight to the fallback position of the conversion of the existing agricultural barn, minimal weight is given as this structure is proposed to be demolished as part of the proposals. Conversion of the structure to residential use would result in significantly less impact upon the Green Belt when compared with the proposed scheme.
- 7.14 The applicant also presents the view that removal of the existing undesirable building and replacement with a modern dwelling would constitute a very special circumstance however, the LPA do not consider the existing structure to be significantly harmful to the visual character of the area or Green Belt and removal of this structure could be achieved without the need to construct a significantly larger set of buildings across the wider site.
- 7.15 The proposal therefore represents an inappropriate form of development within the Green Belt with no very special circumstances identified to overcome the harm. The proposals therefore conflict with policies STP 7 and STP 8 of the NLP and the NPPF.

Design and visual character

- 7.16 Policy HOU 9 of the NLP states that residential development will be supported where they *"contribute to a sense of place"* and *"are constructed to a high quality of design"*. Policy QOP 1 is also relevant within this assessment and 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"*.
- 7.17 Policy Des1 of the MNP states that development proposals should respect or enhance the character of the site and its surroundings whilst also safeguarding, respecting and enhancing the natural environment.
- 7.18 The NPPF at paragraph 126 recognises good design as a key aspect of sustainable development with paragraph 130 noting developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 7.19 As part of the application assessment, a site visit was undertaken by the planning officer to assess the application site and surrounding area. The application site is accessed off the B6524 public highway with screening achieved via existing trees and hedging located upon the southern boundary of the site. Glimpse views of the built form can be achieved from the adjacent

highway, where the existing farmhouse and existing dwellings can be seen. The equestrian development further north is screened by the residential properties although partial views can be achieved when travelling north-east along the B6524.

- 7.20 The proposed design of the dwellinghouse, whilst modern, reflects the rural character of the application site and the wider area. The use of materials such as natural stone and timber cladding are prevalent within rural areas and within the wider Gubeon Farm site whilst the pitched roof profiles across the development ensure a degree of symmetry throughout. Fenestration has been appropriately sited upon all elevations whilst appropriate levels of outdoor amenity space are incorporated within the curtilage of the site.
- 7.21 The scale, massing and form of the buildings, whilst undoubtedly larger than the existing agricultural stone barn do not result in an overbearing impact upon the site on design grounds whilst the retention of existing trees and hedging, as well as the inclusion of further soft landscaping, is welcomed to provide screening of the proposals from adjacent public viewpoints. The LPA therefore consider that the development accords with policy HOU 9 of the NLP, policy Des1 of the MNP and the NPPF in relation to good design.

Residential amenity

- 7.22 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"*. Policy Des1, part H) of the MNP mirrors these provisions stating developments should ensure they do *"not cause an unacceptable adverse impact the amenities of occupiers of existing or proposed nearby properties"*.
- 7.23 Paragraph 130, part f) of the NPPF states that planning decisions should ensure that developments *"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"*.
- 7.24 Due to the isolated nature of the Gubeon Farm site, residential use can be accommodated within this area without adversely impacting upon amenity. Existing residential use is located to the north-east of the application site however, appropriate separation distances have been retained between the proposed dwelling and these properties to ensure no privacy or overlooking concerns would arise. Due to the orientation of the plot compared to existing properties, there would also be no direct facing fenestration.
- 7.25 To protect the privacy of future occupiers, the LPA would expect fenestration serving en-suite areas to be obscurely glazed however, this could be secured via planning condition. Any future residents would benefit from significant levels of outdoor amenity space for everyday activities with a pleasant outlook achieved from the large areas of fenestration incorporated upon the south facing elevation. The LPA consider the proposals accord with policy QOP 2 of the NLP, policy Des1 of the MNP and the NPPF in relation to residential amenity.

Highway safety

- 7.26 Policy TRA 1 of the NLP seeks to *“Promote a spatial distribution which creates accessible development, reduces the need to travel by car, and maximises the use of sustainable modes of transport”*. This policy mirrors the aim of policy STP 3, part j) which requires developments to *“Be accessible by, or be able to be made accessible by public transport, walking or cycling where feasible, thereby reducing the need to travel for both people and goods, and the dependence on travel by private car”*.
- 7.27 Policy TRA 2 of the NLP states that developments will be expected *“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 highway safety”*. Policy TRA 4 is also relevant within this assessment and states that *“an appropriate amount of off-street vehicle parking to serve new development shall be made available in safe, accessible and convenient locations”*.
- 7.28 Paragraph 111 of the NPPF states 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”*.
- 7.29 Consultation was undertaken with highways development management (HDM) who objected to the application proposals, recognising conflict between the scheme and policy TRA 1 of the NLP. The development site is located within a rural section of the county which lacks connectivity for pedestrians/cyclists/public transport and is located approximately 3.5km away from the closest shop and school. This distance is clearly outside of acceptable walking/cycling parameters. Future occupiers would be completely reliant on a private car to gain access to everyday amenities which conflicts with sustainable development principles set out at both local and national planning policy level. Whilst HDM recognise an extant consent exists for the conversion of an existing agricultural barn to residential use, this was permitted under the prior approval route where the sustainability of an area is not a consideration for approval.
- 7.30 The proposed scheme demonstrates appropriate levels of car parking provision and acceptable access to the site to allow for safe ingress and egress. Whilst no EV charging points have been detailed, such information can be secured via planning condition.
- 7.31 The proposal therefore conflicts with the provisions of policies TRA 1 and STP 3 of the NLP and the NPPF on transport and sustainability grounds.

Ecological impacts

- 7.32 Policy ENV 2 of the NLP states that developments should minimise their impact upon biodiversity and geodiversity and where possible, secure net gains. These provisions are mirrored within paragraph 174, part d) of the NPPF.

- 7.33 Consultation was undertaken with local authority's ecologist who, following the submission of an updated ecological appraisal and bat survey, raised no objection to the application proposals subject to recommended conditions. It is possible that bats will be encountered during demolition of the existing agricultural building therefore the submission of an acceptable method statement will need to be provided and adhered to at all times. An appropriately worded condition can secure the submission of this information prior to any ground or structure clearance on site.
- 7.34 To demonstrate biodiversity net gain on site, the ecological appraisal suggests the implementation of landscape planting, native species-rich mixtures of hedge boundaries, the provision of bat and bird boxes as well as bat and bird roosting opportunities within the proposed structures. The local authority's ecologist concurs with these recommendations and again, this can be secured via planning condition. Precise details of the biodiversity net gain on site should be submitted prior to any ground or structure clearance.

Land contamination, stability and ground gas

- 7.35 Policy POL 1 of the NLP outlines that *'development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts'*.
- 7.36 Policy POL 2 of the NLP is also relevant within this assessment and states that *'Development proposals in locations where they would cause, or be put at unacceptable risk of harm from, or be adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances will not be supported'*. Both of these provisions are mirrored within the NPPF.
- 7.37 The application site is located within an area subject to former coal mining activity therefore comments from the local authority's Environmental Protection team require the provision of ground gas protection within the development to protect the amenity of future occupiers. In relation to land contamination, the phase 1 environmental report submitted with the application is sufficient to suggest that risks from contaminated land on the development are negligible however, a watching brief condition should be applied in the event of a positive recommendation upon the file.
- 7.38 Subject to conditions recommended by the local authority's Environmental Protection team, the LPA are satisfied that the proposed development accords with policies POL 1 and POL 2 of the NLP and the NPPF in relation to land contamination and stability.

Drainage and flooding

- 7.39 Policy WAT 4 of the NLP states that sustainable drainage systems (SuDS) will be a requirement for any development in order to separate, minimise and control surface water run-off.

- 7.40 The application form states that surface water will be disposed of by a sustainable drainage system whilst foul sewage will be disposed of through the installation of a new package treatment plant to the south-east of the proposed dwelling. The LPA have no objection to these arrangements. Consultation was undertaken with the Lead Local Flood Authority (LLFA) team who raised no objection to the application on flood risk grounds.

Equality Duty

- 7.41 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

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

Human Rights Act Implications

- 7.43 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.
- 7.44 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.
- 7.45 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. Recommendation

That this application be REFUSED permission subject to the following:

Conditions/Reason

- 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.

Date of Report: 8th September 2023

Background Papers: Planning application file(s) 23/02203/FUL