

8. The Hotel Path largely comprises between points marked X to Y on the plan an access road around the back of the Hotel, and towards the recently enlarged and re-surfaced car parking for the hotel guests. Between points W to X the Hotel Path comprises a narrow bonded gravel path as pedestrian access from the Church to the Hotel. There is no path between points Y to Z on the plan as the Alleged Footpath at this point goes through landscaping and shrubbery.
9. The Hotel Path is a permissive route for the Hotel residents and the Golf Club members (and was also previously available to the leisure members up until May 2020) and literature by way of a leisure walking leaflet is available in the Hotel bedrooms and from the Hotel reception to inform residents and day guests of where they can safely walk and enjoy the grounds away from the golf course (Exhibit 2). The Hotel Path is not therefore a public right of way.
10. The leisure walking leaflet was used to encourage Hotel residents and leisure members to access the Hotel grounds in a way that avoided them walking across the Golf Course. In order to assist with this I recall there being a sign in the approximate location marked "A" on Exhibit 3 which said "Starting point for walking route. Hotel and leisure guests only" (or words to that effect).
11. If I see people walking on the Alleged Footpath and it is not likely that they are Hotel residents or Golf Club members (and in the past if I considered that they were not leisure members) I would advise them that the Hotel Path is not a public path and ask them to turn back and leave the Hotel grounds. Dog walkers are invariably not Hotel residents or leisure or Golf Club members and therefore I would always advise those users that the Hotel Path is not public. During the national lockdown period for Covid the unauthorised use of the Hotel Path increased and I would always advise any person that I encountered that the path is not a public path. Some people have not reacted well to being told and have been rude.
12. I am not local to the village of Matten and I would not recognise from the names on the user evidence forms alone if I have encountered any of the users and advised them that the path is not a public path. I may however recognise the users if I saw them in person as I have advised some users on more than one occasion that the path is not public.
13. Prior to the most recent improvement works, the main entrance to the Hotel was located at the Orangery, to the south of the Hotel building. The Great Hall entrance and the entire east wing was used for exclusive hire, for example for weddings, and for this reason as a

Hotel we were always ready to ensure that those guests who had exclusive use of the east wing benefitted from the privacy and exclusivity they expected. I would therefore challenge anyone using the Hotel Path in this location who was not obviously part of the exclusive hire.

14. During the recent improvement works in 2020-2021 the Hotel Path was re-surfaced to replace the tarmac surface with a bonded resin surface. The resurfacing works themselves took approximately 3 to 4 days and during this period it was not possible to walk or drive along the Hotel Path. In addition to the re-surfacing works, trenches that were approximately 1.0 metres deep were dug across the part of the Hotel Path marked X to Y to enable post lights to be erected and the cabling laid. Trenches of a similar depth were also dug across the part of the Hotel Path marked X to Y for the gas pipes and tanks. The trenches for both the post lights and the gas pipes and tanks remained unfilled for at least two months. It was not physically possible to safely walk along the Hotel Path at this time in this location.
15. In view of the health and safety risks associated with the improvement works during the period November 2020 to May 2021 fencing was erected along the Hotel Path. I append at Exhibit 4 a series of photographs taken during this period that show:
 - a. The entrance to the Hotel Path at point W blocked by means of a close boarded timber fence, a heras fence, and a stack of pipes ("Exhibit 4A");
 - b. Heras fencing in front of the gateway from the churchyard between points W and Y ("Exhibit 4B"). The combination of the fencing noted at a. above and at this sub paragraph b. meant that there was no access to the Hotel Path from the western end;
 - c. Parts of the Hotel Path blocked off by red fencing, this phot was taken at point X looking towards point Z and Hall Wood beyond ("Exhibit 4C");
 - d. Heras fencing across the access road off the Hotel Path with signs clearly advising non-authorized persons to keep out ("Exhibit 4D");. The area to the right in this photograph is the new car park area that was constructed at the time, being adjacent to Hall Wood and where the permissive path through Hall Wood met the Hotel grounds. As part of the improvement works, a wooden fence was erected along the boundary of the Hotel grounds and Hall Wood.

16. It is clear from the photographs therefore that access to the Hotel Path was restricted in the period November 2020 to May 2021. Notwithstanding the fencing, I recall seeing users attempt to pull apart the fencing and climb through to access the Alleged Footpath.

STATEMENT OF TRUTH

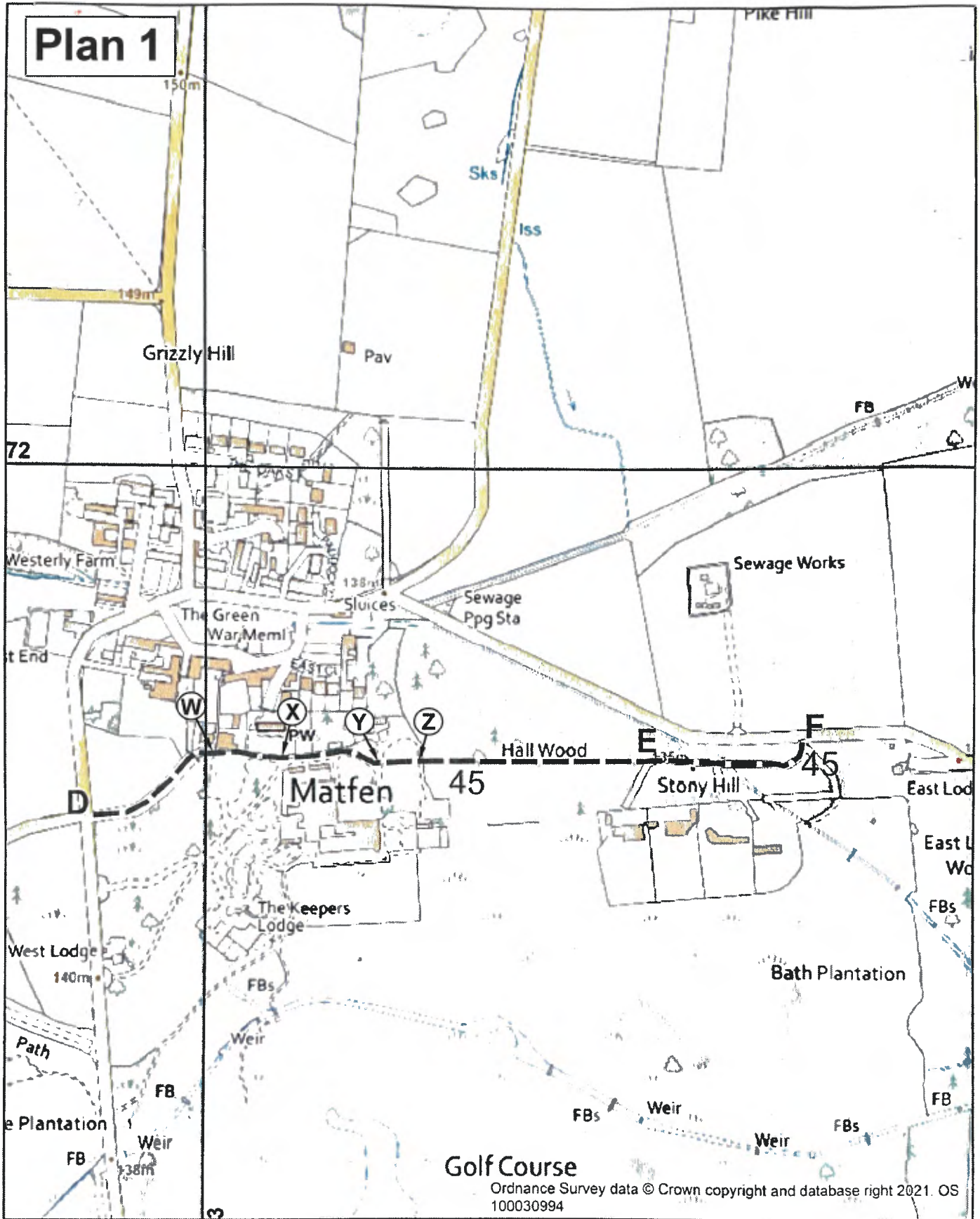
I believe that the facts stated in this witness statement are true

Full name PETER JAMES Dawson

Signature 

Date 24/11/2022

Exhibit 1



Plan 1

Pike Hill

Grizzly Hill

Pav

72

Westerly Farm

Sewage Works

st End

W

X

Y

Z

E

F

Hall Wood

Matfen

45

Stony Hill

45

East Lod

West Lodge

The Keepers Lodge

Bath Plantation

Path

e Plantation

FB

Weir

138m

FBs

Weir

FBs

Weir

Weir

FBs

FB

Golf Course

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Northumberland
County Council
Local Services
County Hall, Morpeth, Northumberland
NE61 2EF
Telephone 0845 600 6400

**Wildlife and Countryside Act 1981
Public Rights of Way**

----- Alleged Public Footpath

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Former District(s) Castle Morpeth	Parish(es) Matfen	Scale 1/5,000
Def. Map No 183	O.S. Map NZ 07 SW	Date August 2022

Exhibit 2

All walks and jogging routes start from the Great Hall/East Wing Car Park. Follow the path north-east past the disused bungalow. Continue down the footpath of the Old East Drive through the wood to join the public road.....

Walk 1 - 15 minutes and Jogging Route 1 Red Route

At the public road turn left and follow the road back to the village, turning left into the village, then left again, over a bridge and return to the hotel through the churchyard straight ahead.

Walk 2 - 45 minutes, Black Route

At the public road turn right, after about 400 yds take the footpath into the field marked 'East Matfen 1/2'. Walk past the farmhouse, down the drive and then turn left back onto the public road. Keep on this road all the way back towards the village then turn left into the village and left again, over a bridge and return to the hotel through the churchyard straight ahead.

Walk 3 - 1 1/4 hours, Green Route

At the public road turn right, after about 400 yds take the footpath into the field marked 'East Matfen 1/2'. Walk past the farmhouse, down the drive and then continue straight ahead onto the public gated road. Follow this road as it swings right-handed and through another gate. Continue past 2 houses then take the road to the right following this lane past the settlement of Standing Stone, note the stone which is on the left-hand grass verge. At the junction with the main road turn right towards Matfen but once through the wood take the footpath on the left which runs down the side of the golf course back towards the hotel.

Walk 4 - 2 hours, Yellow Route

At the public road turn right, after about 400 yds take the footpath into the field marked 'East Matfen 1/2'. Walk past the farmhouse, down the drive and then continue straight ahead onto the public gated road. Follow this road as it swings right-handed and through another gate. Continue past 2 houses then take the road to the right following this lane past the settlement of Standing Stone, note the stone which is on the left-hand grass verge. At the junction with the main road turn right towards Matfen but after 50 yds take the Miller's Lane on the left signposted 'Gates'. Approx 1/2 mile down the lane take the footpath on the right signposted ' Matfen 3/4' towards Dewlaw Farm. At the junction with the public road turn right back towards the village.

Jogging Route 2, Brown Route

At the public road turn right. Keep on this public road continuing through the gated field, passing the two houses and then turning right towards Standing Stone. Once past this settlement turn right onto the main road back to Matfen taking the footpath on the edge of the golf course once through the wood.

PACKED LUNCH

Please inform reception if you require our chef to provide you with a packed lunch.

Matfen Hall, Matfen, Newcastle upon Tyne, NE20 ORH

Tel: 01661 886 500 email: info@matfenhall.com

www.matfenhall.com



SHORT WALKS AND JOGGING ROUTES

- Walk 1 / Jogging route 1
- Walk 2
- Walk 3
- Walk 4
- Jogging route 2

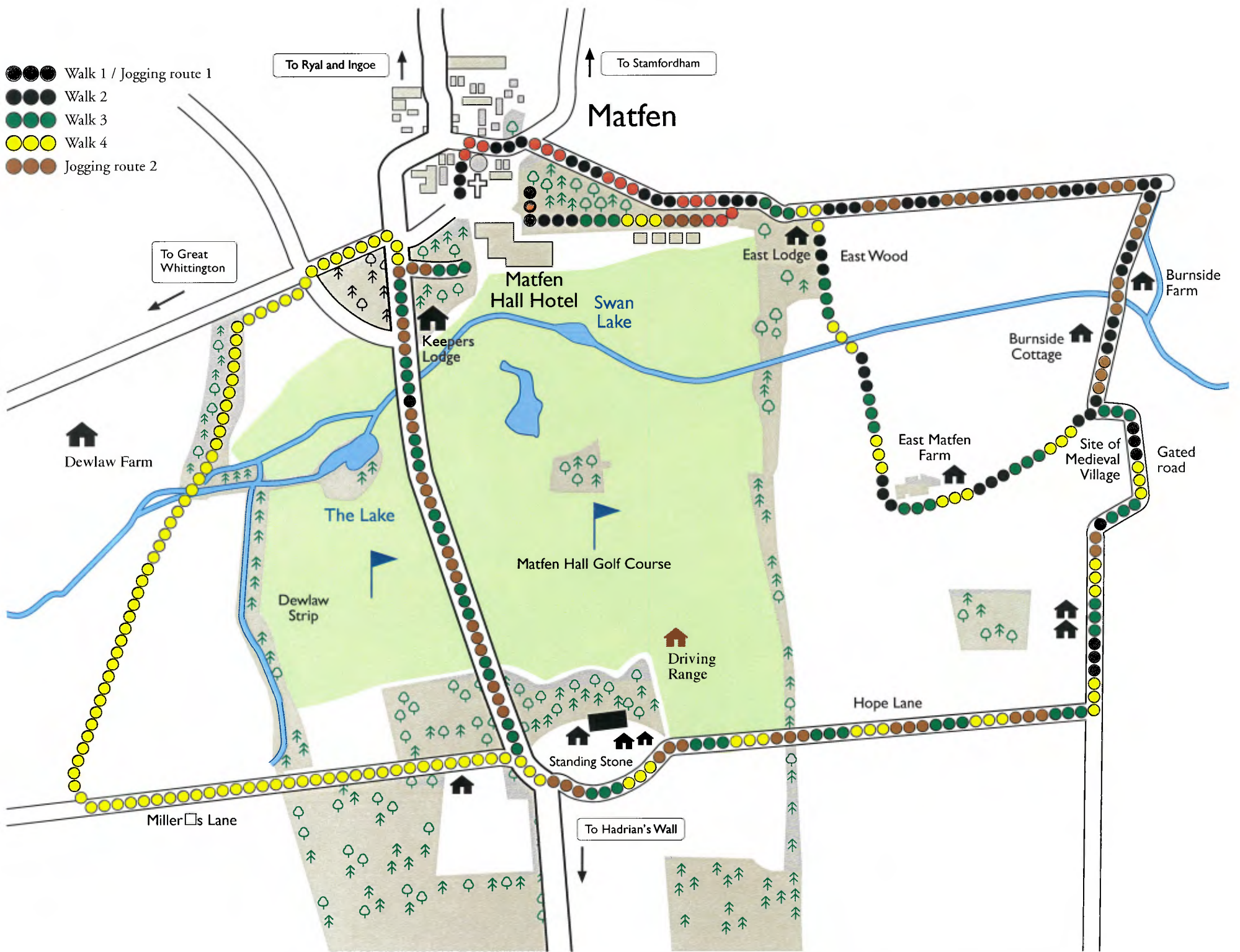


Exhibit 3

A3



Google Aerial Photo - 2007

Title: **Plan A**
Land at Maffin Hall
Maffin
Northumberland

Scale: **NTS** @A3

Date: **07/11/22**

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Drawn By: **CS**

Exhibit 4

"EXHIBIT 4A"



"EXHIBIT 4B"



"EXHIBIT 4C"



"EXHIBIT 4D"



Appendix 5

Witness Statement of Keith Maxwell

Dated 24 NOVEMBER 2022

APPLICATION FOR MODIFICATION TO THE DEFINITIVE MAP OF LAND AT MATFEN
ESTATES/MATFEN HALL HOTEL PURSUANT TO S.53 WILDLIFE AND COUNTRYSIDE
ACT 1981

WITNESS STATEMENT

of

KEITH MAXWELL

I Keith Maxwell of [REDACTED] Ovingham, [REDACTED] do state as follows:

Introduction

1. I make this statement in relation to land at Matfen Hall Hotel, Northumberland which is affected by an application made by Mr Arthur Murrell on the 18 November 2021 to modify the definitive map and statement for the County of Northumberland ("the Application"). Northumberland County Council ("The Council") has sought pre-order consultation to establish whether public rights of way can be reasonably alleged to exist along the route shown marked D-E-F on the plan shown at Exhibit 1.

Background

2. I currently work at The Keepers at Matfen Hall Golf Club ("the Golf Club") where I have been Keepers Manager (manager of the clubhouse) since 2006. The Golf Club is situated within the grounds of Matfen Hall Hotel ("the Hotel"). Prior to becoming Keeper's Manager I worked as a night porter at the Hotel ("the Hotel") for 5 years from 2001.
3. As Night Porter, I was responsible for 3 security checks during the night both internally and externally . The external checks included a walk around the perimeter of the hotel grounds.
4. As Keeper's Manager I am responsible for the daily running of the Keepers bar and restaurant.
5. Matfen Hall has operated as a hotel since 2000 having gone through a period of renovation works 1997-2000. Further works were undertaken in 2003/2004 to construct a new leisure wing, the facilities of which were open for non-residents' use, subject to membership agreements. The Hotel underwent a further period of improvement works from November 2020 to May 2021.

The Application

6. I am aware that the Application relates to the route shown from D-E-F on the plan attached at Exhibit 1 ("the Alleged Footpath"). Part of the route from D to E falls within the grounds of the Hotel as shown marked W to X to Y to Z on the plan at Exhibit 1 ("the Hotel Path").
7. I was a night porter during the time of the 2003/2004 extension works. I recall that the part of the Hotel Path between points W to Y as shown coloured orange on the plan at Exhibit 2 formed part of the construction site and was inaccessible to people. I particularly recall


portacabins being placed on this part of the Hotel Path during the works and heavy plant and machinery being stored there. I recall the portacabins being on the site in this location for at least 12 months. It is my recollection that the Hotel Path between points W to Y would not have been safely available as a walking route at this time.

8. As night porter I would undertake both internal and external security checks on the Hotel, this would involve checking the Great Hall entrance, marked "A" on the plan at Exhibit 3, such entrance looking out and across to the Hotel Path. I recall that during the 2003/2004 works, when I went outside to check the Great Hall entrance, the whole area including the Hotel Path was full of construction vehicles and equipment; you could not walk much beyond the Great Hall doors as otherwise you would be climbing over rubbish and equipment.
9. During this period (2003/2004) the main entrance to the Hotel (which remained open for most of this time) was through the Orangery to the front of the building. However due to the inability to access the building to the rear of the Hotel even the construction workers had to come through the main entrance at the Orangery at the front of the building and sign in at reception.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true

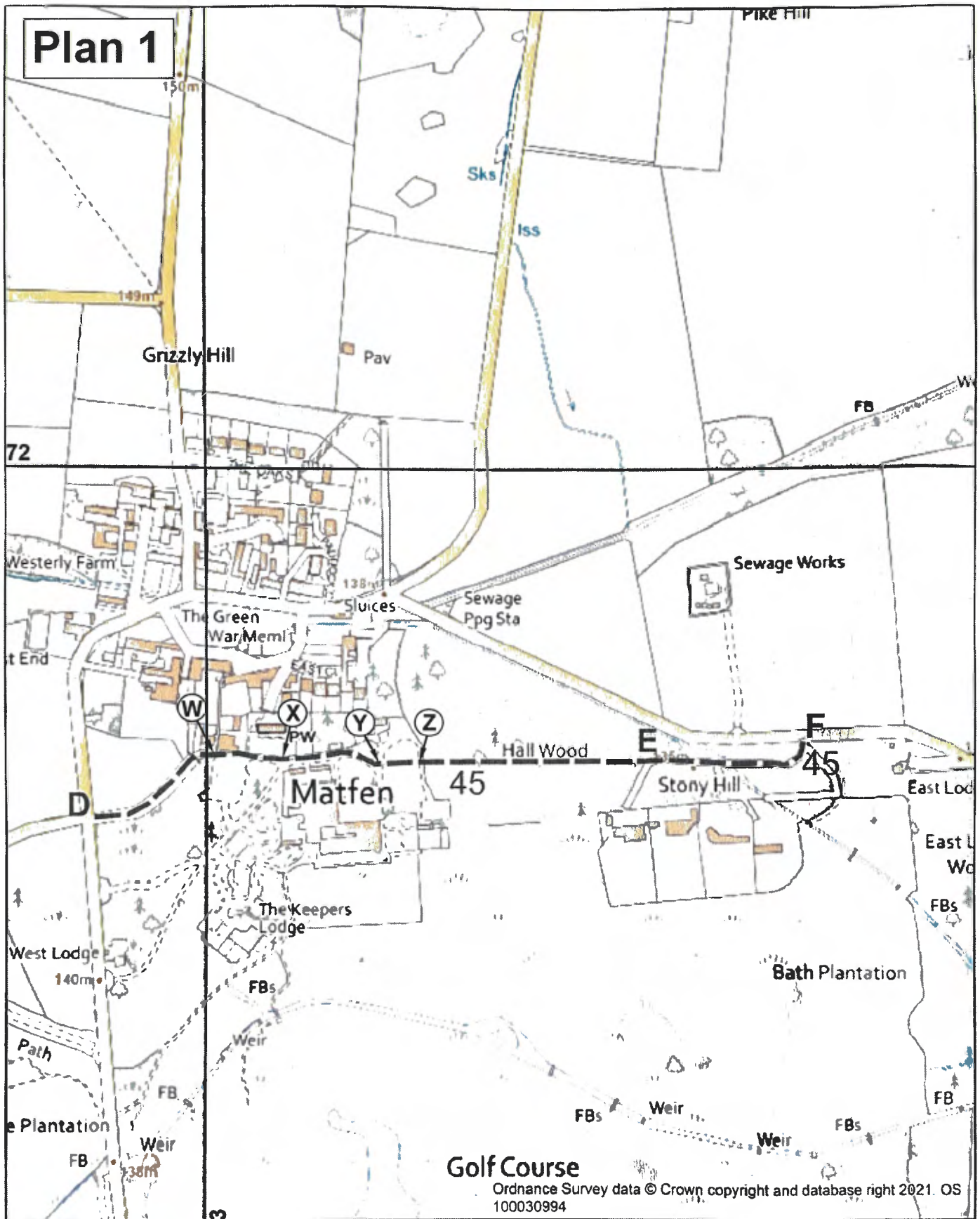
Full name .. KEITH JAMES MAXWELL

Signature ..  .

Date 24-11-22 .

Exhibit 1

Plan 1



Golf Course

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Northumberland
County Council
Local Services
County Hall Morpeth Northumberland
NE61 2EF
Telephone 0845 600 6400

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Wildlife and Countryside Act 1981 Public Rights of Way

----- Alleged Public Footpath

Former District(s) Castle Morpeth	Parish(es) Matfen	Scale 1/5,000
Def. Map No 183	O.S. Map NZ 07 SW	Date August 2022

Exhibit 2

A3

inside



Holy Trinity Church

Road blocked from here

Fence

Maffen Hall (Hotel)

Title: KM Exhibit 2	
Land at Maffen Hall Maffen Northumberland	
Scale: NTS @A3	Date: 07/11/22
<small>Ordnance Survey © Crown copyright. All rights reserved. Licence number SR100001268</small>	Drawn By: CS

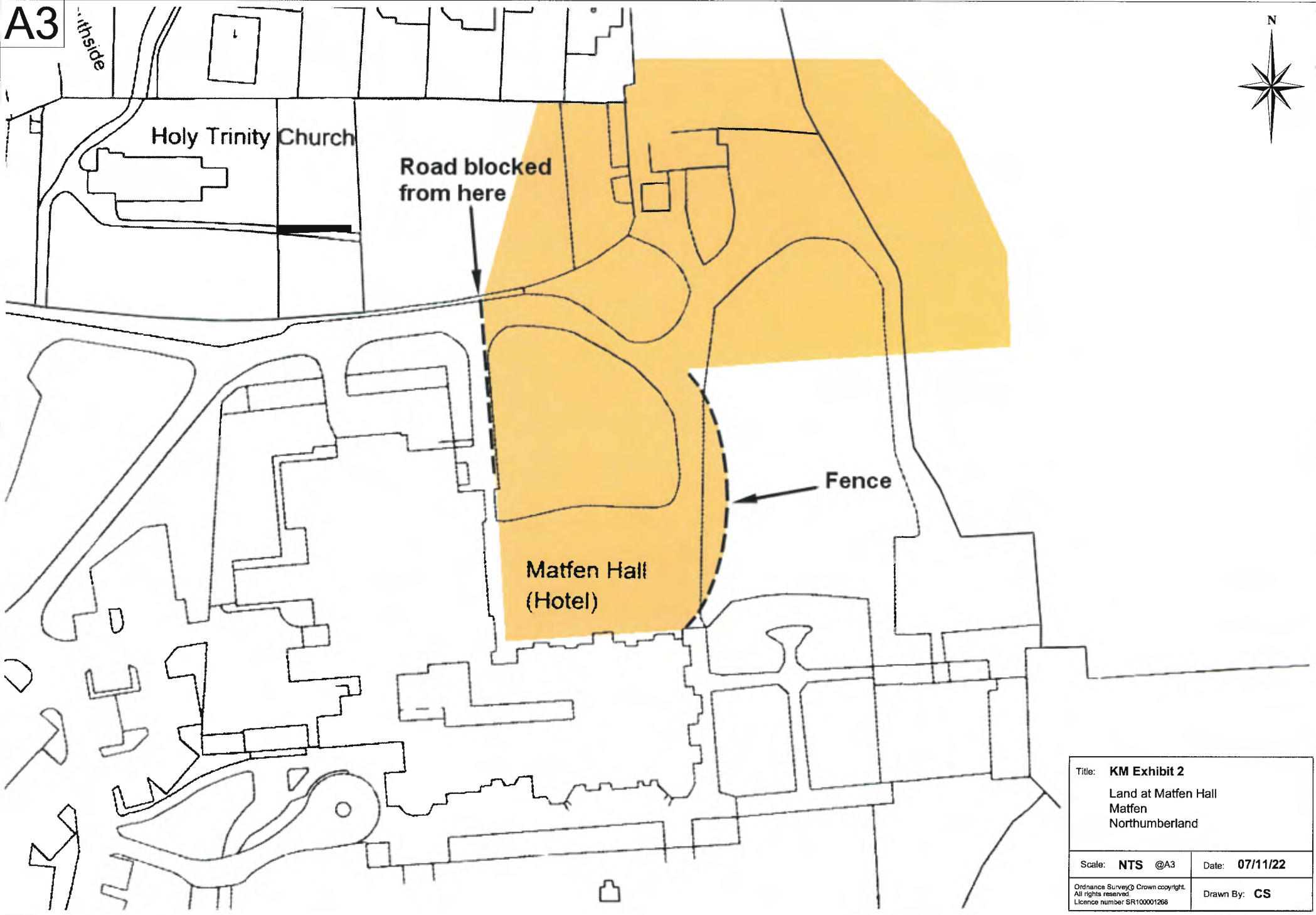


Exhibit 3

A3



Google Aerial Photo - 2002

Title: KM Exhibit 3	
Land at Maffen Hall Maffen Northumberland	
Scale: NTS @A3	Date: 07/11/22
<small>Ordnance Survey © Crown copyright. All rights reserved. Licence number SR100001268</small>	Drawn By: CS

Appendix 6

Local Search Extract



REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: Northumbrian Water Group Property Solutions
Boldon House
Wheatlands Way
Pity Me
Durham
DH1 5FA

Search Reference: MW/2021/00596

NLIS Reference:

Date: 23-Jul-2020

Property: Matfen Hall Country House Hotel and Dewlaw Golf Course
Matfen Hall Drive
Matfen
Newcastle Upon Tyne
Northumberland
NE20 0RH

Other Roads etc:

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

Reference: 14/03885/VARCCM

Variation of condition 2 (period of time for removal and restoration of haulage road) from planning approval C/95/CC/68 (Construction of private haul route for vehicles from Mootlaw Quarry, Matfen).

Land South West Of West Lodge
Matfen
Northumberland

Date Decision Issued : 11/02/2015

Decision :Application Permitted

Reference: 15/01041/FUL

Removal of existing antenna and spine frame installed on existing 24.5 lattice tower. Installation of 3no. replacement antennas mounted on a new 5 metre parallel section to replace existing tapered section; 2no. additional 300mm transmission dishes; removal of 1no. existing equipment cabinet, installation of 1no. replacement and 1no. additional equipment cabinet and ancillary development including the installation of 3no. remote radio units.

Telecom Mast - Land West Of Matfen Golf Driving Range
Matfen Hall
Matfen
Northumberland
NE20 0RH

Date Decision Issued : 21/05/2015

Decision :Application Permitted

Reference: 16/01772/DISCON

Discharge of conditions 4 soil handling strategy), 5 (restoration scheme) and 6 (landscape management plan) of application 14/03885/VARCCM

Land South West Of West Lodge
Matfen
Northumberland

Date Decision Issued : 23/06/2016

Decision :Application Permitted

Reference: 16/01802/DISCON

Discharge of conditions 4, 5 and 6 in relation to planning permission 14/03885/VARCCM

Land South West Of West Lodge
Matfen
Northumberland

No Decision to date

Reference: 16/02369/FUL

Erection of 30 holiday lodges with associated access & landscaping, creation of passing places on Miller's Lane, and construction of underpass below C342
Land West Of Tilehouse Plantation
Millers Lane
Matfen
Northumberland

Date Decision Issued : 28/10/2016
Decision :Application Permitted

Reference: 16/03160/ELEGDO
Proposal to erect a double wood pole 11 metres in height that will have a transformer attached
Standing Stone
Matfen
Newcastle Upon Tyne
Northumberland
NE20 0RQ

Date Decision Issued : 19/10/2016
Decision :No Objection

Reference: 17/00842/FUL
The erection of a replacement control kiosk at Matfen Hall Sewage Pumping Station as supplemented by Heritage Statement received 11/04/17 and by email received 02/05/17.
Land South Of Matfen Hall
Matfen Hall
Matfen
Newcastle Upon Tyne
Northumberland
NE20 0RH

Date Decision Issued : 03/05/2017
Decision :Application Permitted

Reference: 19/02832/DISCON
Part discharge of conditions 3 (ecology), 4 (contamination), 5 (construction method statement), 6 (tree protection plan), 7 (surface water) 12 (highways works) and 20 (Ecological Assessment) of application 16/02369/FUL relating to passing places only.
Land West Of Tilehouse Plantation
Millers Lane
Matfen
Northumberland

Date Decision Issued : 07/10/2019
Decision :Partial Consent / Partial Refusal

Reference: CM/87/D/023
CHANGE OF USE OF STABLE BUILDINGS TO WORKSHOPS CLASS III
Stable And Outbuildings
Matfen Hall
Matfen
Date Decision Issued : 08/05/1987
Decision :Application Permitted

Reference: CM/83/D/708
REMOVAL OF CHIMNEY
Matfen Hall,
Matfen
Date Decision Issued : 03/02/1984
Decision :Application Permitted

Reference: CM/02/D/128
EXTENSION AND ALTERATIONS TO PROVIDE 23NO ADDITIONAL BEDROOMS FULL LEISURE FACILITIES INCLUDING POOL AND SPA TREATMENT AREA WITH MINOR ALTERATIONS AND ERECTION OF NEW GOLF CLUBHOUSE AS AMENDED PLANS RECEIVED 01007-11A 01007-10C 01007-09D 6TH JUNE 2002
Matfen Hall County House Hotel
Matfen
Date Decision Issued : 10/09/2002
Decision :Application Permitted

Reference: CM/02/D/129
EXTENSIONS AND ALTERATIONS TO PROVIDE 23NO ADDITIONAL BEDROOMS FULL LEISURE FACILITIES INCLUDING POOL AND SPA TREATMENT AREA WITH MINOR ALTERATIONS AND ERECTION OF NEW GOLF CLUBHOUSE AS AMENDED PLANS RECEIVED 01007-11A 01007-10C 01007-09D 6TH JUNE 2002
Matfen Hall County House Hotel
Matfen
Date Decision Issued : 10/09/2002
Decision :Application Permitted

Reference: CM/84/D/562
REFURBISHMENT OF TOILET ACCOMMODATION
Matfen Hall,
Matfen
Date Decision Issued : 19/12/1984
Decision :Application Permitted

Reference: CM/87/D/023/A
CHANGE OF USE OF STABLE BUILDINGS TO WORKSHOPS CLASS III
Matfen Hall,
Matfen
Date Decision Issued : 15/06/1987
Decision :Application Permitted

Reference: CM/92/D/004
ERECTION OF WOODEN STABLE AS AMENDED BY PLANS RECEIVED ON 31ST JANUARY 1992
Land North Of West Lodge
Matfen
Date Decision Issued : 03/02/1992
Decision :Application Permitted

Reference: CM/78/D/003
ERECTION OF FIVE ADDITIONAL SINGLE BEDROOMS
Matfen Hall,
Matfen
Date Decision Issued : 06/02/1978
Decision :Application Permitted

Reference: CM/98/D/586
ERECTION OF REPLACEMENT 20000 VOLT OVERHEAD LINE
West Of West End Cottage To West Of Matfen Hall
Matfen
Date Decision Issued : 10/02/1999
Decision :Application Permitted

Reference: CM/85/D/506
RELOCATION OF 2 NO EXISTING BATHROOMS SUB DIVISION OF LARGE ROOMS INTO SMALLER ROOMS INVOLVING BREAKING OPEN EXISTING BLIND WINDOW TO FORM NEW WINDOW
Matfen Hall,
Matfen

Date Decision Issued : 11/11/1985
Decision :Application Permitted

Reference: CM/78/D/367
ERECTION OF 4 SINGLE BEDROOMS TO COURTYARD
Matfen Hall,
Matfen
Date Decision Issued : 08/08/1978
Decision :Application Permitted

Reference: CM/99/D/239
SITING OF TEMPORARY PREFABRICATED BUILDING TO PROVIDE CHANGING AND SHOWER FACILITIES FOR
MALE GOLFERS
Matfen Golf Club
Matfen Hall
Date Decision Issued : 15/06/1999
Decision :Application Permitted

Reference: CM/97/D/359
CHANGE OF USE TO HOTEL AND GOLF CLUB DEMOLITION OF CONSERVATORY ERECTION OF CONSERVATORY
REMOVAL OF EXISTING WEST LODGE ENTRANCE AND NEW ENTRANCE WITH ASSOCIATED CAR PARKING
PUTTING GREEN AND INTERNAL AND EXTERNAL ALTERATIONS AS AMENDED PLANS RECEIVED 2/
Matfen Hall,
Matfen
Date Decision Issued : 29/05/1998
Decision :Application Permitted

Reference: CM/02/D/062
PROVISION OF DOORWAY IN LIEU OF WINDOW TO DRY STORE
Matfen Hall,
Matfen
Date Decision Issued : 26/04/2000
Decision :Application Permitted

Reference: CM/94/D/709
SITING OF TEMPORARY BUILDING TO PROVIDE GOLF CLUB HOUSE FACILITIES AND CAR PARKING DETAILS
Land South Of Matfen Hall
Matfen Hall
Matfen
Newcastle Upon Tyne
Northumberland
NE20 0RH

Date Decision Issued : 06/03/1995
Decision :Application Permitted

Reference: CM/99/D/210
ERECTION OF 24 METRE SLIMLINE MAST WITH 3 DIRECTIONAL ANTENNAE AND 2 NO DISHES NORTH EAST OF
FORMER CLUB HOUSE
Matfen Hall Golf Club
Matfen Hall
Date Decision Issued : 07/06/1999
Decision :Application Permitted

Reference: CM/20100397
Proposed use of an existing redundant former staff bungalow as a boiler room for a new Bio-Mass boiler and associated
equipment together with the re-location of the existing refuse collection area
Matfen Hall Ponteland Northumberland NE20 0RH
Date Decision Issued : 14/09/2010
Decision :Application Permitted

Reference: CM/20090468
Construction of kitchen extension into courtyard
Matfen Hall Hotel Matfen Hall Drive Matfen Ponteland Northumberland NE20 0RH
Date Decision Issued : 26/11/2009
Decision :Application Permitted

Reference: CM/20080483
Proposed high wire adventure course with associated equipment, reception cabin and shelter
Woodland adjacent to
Golf Driving Range
Matfen
Newcastle upon Tyne
NE20 0RH
Date Decision Issued : 12/09/2008
Decision :Application Permitted

Reference: CM/20070328
Resubmission - Pedestrian and golf buggy crossing point on Matfen to Military Road
Matfen Golf Course
Matfen Hall
Date Decision Issued : 14/06/2007
Decision :Application Permitted

Reference: CM/04/D/840
Provision of golf driving range
Land North East Of Standing Stone Cottages
Hope Lane
Matfen
Northumberland

Date Decision Issued : 08/02/2005
Decision :Application Permitted

Reference: CM/05/D/685
CHANGE OF USE of farm buildings to offices/workshop/equipment storage
Standing Stone,
Matfen,
Northumberland
Date Decision Issued : 15/11/2005
Decision :Application Permitted

Reference: CM/05/D/164
9 hole extension to existing golf course
Land East Of Dewlaw Strip
Matfen
Northumberland

Date Decision Issued : 01/06/2005
Decision :Application Permitted

(b) a listed building consent

Reference: 11/03355/LBC
Listed Building Consent: Proposed internal alterations to widen opening between terrace room and annex

Matfen Hall Hotel
Matfen
Newcastle Upon Tyne
Northumberland
NE20 0RH

Date Decision Issued : 12/03/2012
Decision :Application Permitted

Reference: CM/97/D/360/LBC
CHANGE OF USE TO HOTEL/GOLF CLUB DEMOLITION OF CONSERVATORY AND ERECTION OF CONSERVATORY
WITH ASSOCIATED CAR PARKING PUTTING GREEN AND INTERNAL ALTERATIONS AS AMENDED BY PLANS
RECEIVED 2/10/97 25/11/97 23/4/98 AND 29/9/98
Matfen Hall,
Matfen
Date Decision Issued : 28/07/1998
Decision :Application Permitted

Reference: CM/97/D/515/LBC
DEMOLITION AND RELOCATION OF MAIN ENTRANCE GATES SCREEN WALLS AND PIERS AS AMENDED BY
PLANS RECEIVED 18TH MARCH 1998
Matfen Hall,
Matfen
Date Decision Issued : 28/05/1998
Decision :Application Permitted

Reference: CM/02/D/063/LBC
PROVISION OF DOORWAY IN LIEU OF WINDOW TO DRY STORE
Matfen Hall,
Matfen
Date Decision Issued : 26/04/2000
Decision :Application Permitted

Reference: CM/20090466
Listed Building Consent: extension of kitchen into courtyard
Matfen Hall Hotel Matfen Hall Drive Matfen Ponteland
Northumberland NE20 0RH
Date Decision Issued : 21/12/2009
Decision :Application Permitted

(c) a conservation area consent

None as far as is known

(d) a certificate of lawfulness of existing use or development

None as far as is known

(e) a certificate of lawfulness of proposed use or development

None as far as is known

(f) a certificate of lawfulness of proposed works for listed buildings

None as far as is known

(g) a heritage partnership agreement

None as far as is known

(h) a listed building consent order

None as far as is known

(i) a local listed building consent order

None

(j) building regulation approval

None

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

None

Informative

(1) this reply does not cover other properties in the vicinity of the property. (2) As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing federation. (3) Since 1st April 2002 a number of competent persons schemes have been introduced and certified by a person or persons registered under the relevant scheme. For further information please contact the authority's Building Control Department.

1.2 Planning designations and proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

Appendix 7

Witness Statement of Andrew Gary Hall

Dated 24 NOVEMBER 2022

APPLICATION FOR MODIFICATION TO THE DEFINITIVE MAP OF LAND AT MATFEN
ESTATES/MATFEN HALL HOTEL PURSUANT TO S.53 WILDLIFE AND COUNTRYSIDE
ACT 1981

WITNESS STATEMENT

of

ANDREW GARY HALL

I Andrew Gary Hall of Moatlaw farm, Ryal, Matfen, NE20 0TB do state as follows:

Introduction

1. I make this statement in relation to land at Matfen Hall Hotel, Northumberland which is affected by an application made by Mr Arthur Murrell on the 18 November 2021 to modify the definitive map and statement for the County of Northumberland ("the Application"). Northumberland County Council ("The Council") has sought pre-order consultation to establish whether public rights of way can be reasonably alleged to exist along the route shown marked D-E-F on the plan shown at Exhibit 1.

Background

2. I currently work at Matfen Hall Golf Club ("the Golf Club") where I have been Deputy Course Manager since 2017. The Golf Club is situated within the grounds of Matfen Hall Hotel ("the Hotel"). Prior to becoming Deputy Course Manager I was employed as a greenkeeper for 10 years from 2007.
3. The Hotel underwent extension works to construct the leisure wing in 2003/2004.
4. Prior to starting work at Matfen Golf Club and in particular during the period of 2003/2004 I worked for Les Morrison, a local agricultural contractor on a casual basis. Les Morrison was contracted to assist with the clearance of the spoil at the Hotel during the 2003/2004 extension works and I in turn was employed by Les Morrison to undertake some of these works at the Hotel.

The Application


5. I am aware that the Application relates to the route shown from D-E-F on the plan attached at Exhibit 1 ("the Alleged Footpath"). Part of route from D to E falls within the grounds of the Hotel as shown marked W to X to Y to Z on the plan at Exhibit 1 ("the Hotel Path").
6. For approximately 4 days during the 2003/2004 extension works, while I was employed by Les Morrison, I was responsible for driving a tractor into the Hotel grounds, around the back of the Hotel to where the extension works were being undertaken where I would have to drive through the arch into the area shown marked "A" on the plan at Exhibit 2. The area (as shown hatched on the plan at Exhibit 2), including the Hotel Path at this location was a busy construction site with cranes and heavy plant on site. I recall that due to health and safety reasons, I was not allowed to get out of my tractor but had to remain seated in the cabin while the construction spoil was loaded into the trailer. I would

then reverse out of the archway and return to exit the Hotel ground using the main access road. The entire area was clearly a dangerous construction area and it would not have been a safe walking route at this time.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true

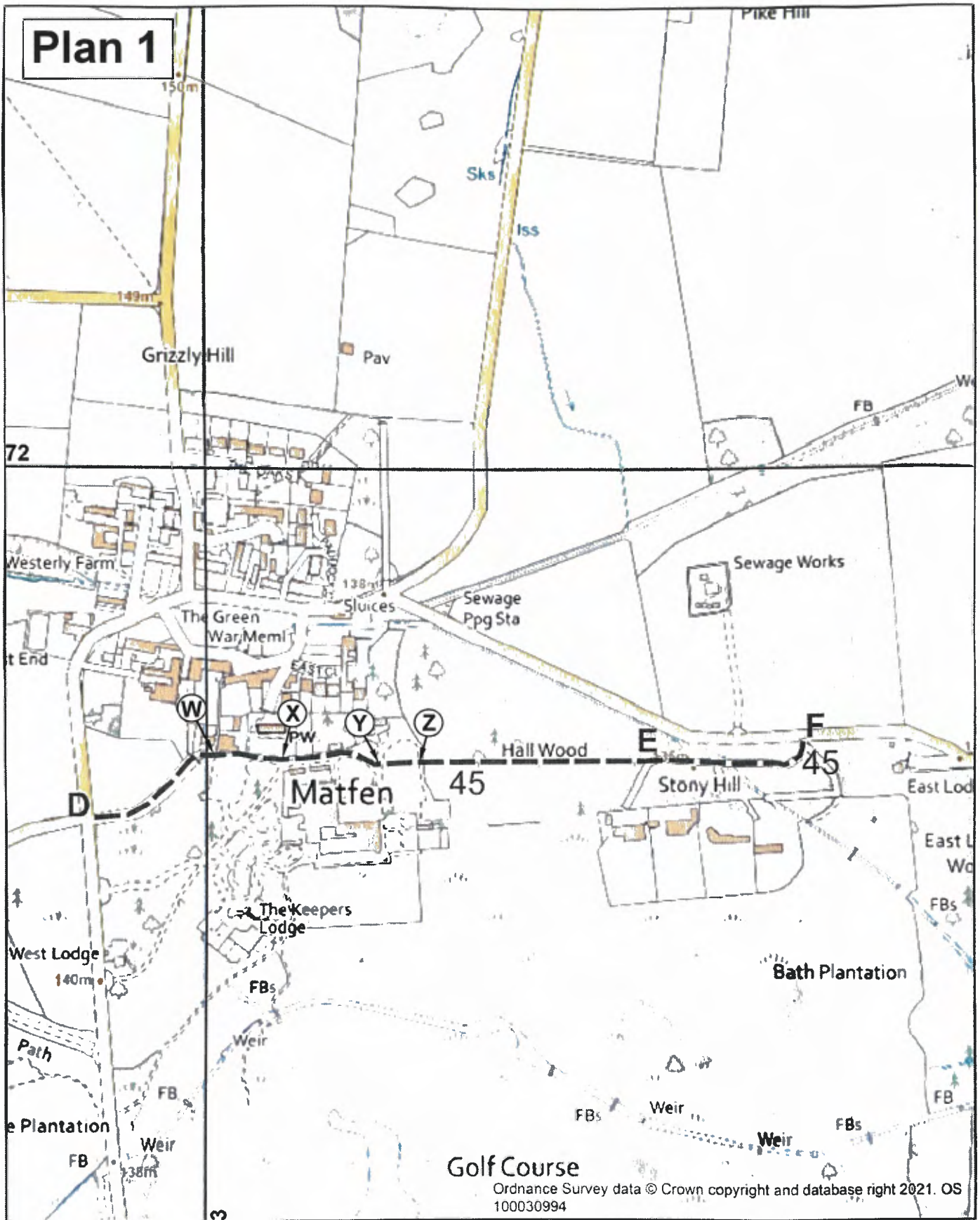
Full name ANDREW GARY HALL

Signature 

Date 24/11/2022

Exhibit 1

Plan 1



Golf Course

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Northumberland
County Council
Local Services
County Hall Morpeth Northumberland
NE61 2EF
Telephone 0845 600 6400

Wildlife and Countryside Act 1981 Public Rights of Way

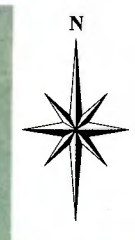
----- Alleged Public Footpath

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Former District(s) Castle Morpeth	Parish(es) Matfen	Scale 1/5,000
Def. Map No. 183	O.S. Map NZ 07 SW	Date August 2022

Exhibit 2

A3



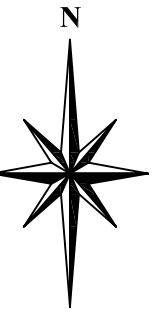
Google Aerial Photo - 2002

Title: Plan 3 Land at Matfen Hall Matfen Northumberland	
Scale: NTS @A3	Date: 23/11/22
<small>Ordnance Survey © Crown copyright. All rights reserved. Licence number SR100001268</small>	Drawn By: CS

Appendix 8

Aerial Images (2002 to 2019)

A3



Google Aerial Photo - 2002

Title: **SHB Exhibit 2**
Land at Matten Hall
Matten
Northumberland

Scale: **NTS** @A3

Date: **07/11/22**

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Drawn By: **CS**



Google Earth
TM 2005, 2006, 2007

Aerial Photo – 2009



Google Earth
Pro 2009



Google Earth
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Google Earth
10/20/2013 10:00 AM



Google Earth
Data Sourced from

Appendix 9

Beechwood House Planning Permission