View this email in your browser

Northumberland Association of Local Councils

NALC Enews
10 October 2019

Email to Member Councils

The Chairmen and Clerks of Member Councils have been sent the following email since the previous Enews

Update for Member Councils - sent 8 October 2019 - this included information on

- The draft minutes of the Associations AGM which was addressed by the Mayor of the North of Tyne Combined Authority
- The draft minutes of the September County Committee
- A note on a meeting with the County Council's Director of Planning
- A note of the Govt.'s recent announcement that they do not intend to extend the Council Tax capping/referendum provisions to our sector in 2020/2021

Training

The following events are scheduled over the next few weeks. Please use the appropriate link for more information and booking.

Briefing/Introduction for new Councillors - North Northumberland

The Glendale Gateway Trust | 12 Padgepool Pl | Wooler NE71 6BL | United Kingdom

Monday, 14 October 2019 from 19:00 to 21:00 (BST)

https://www.eventbrite.co.uk/e/briefingintroduction-for-new-councillors-north-northumberland-tickets-56897761737

Dealing with persistent complainers - West Northumberland

Tyndale Cricket Club | Eilansgate | Hexham NE46 3EW | United Kingdom

Monday, 4 November 2019 from 19:00 to 21:00 (GMT)

https://www.eventbrite.co.uk/e/dealing-with-persistent-complainers-west-northumberland-tickets-56901253180

Dealing with persistent complainers - Central Northumberland

Pegswood Community Hub | Longhirst Rd | Pegswood NE61 6XF | United Kingdom

Saturday, 9 November 2019 from 10:00 to 12:00 (GMT)

https://www.eventbrite.co.uk/e/dealing-with-persistent-complainers-central-northumberland-tickets-56901422687

Dealing with persistent complainers - North Northumberland

The Glendale Gateway Trust | 12 Padgepool Pl | Wooler NE71 6BL | United Kingdom

Monday, 11 November 2019 from 19:00 to 21:00 (GMT)

https://www.eventbrite.co.uk/e/dealing-with-persistent-complainers-north-northumberland-tickets-56901544050

The Joint Local Access Forum (JLAF)

The JLAF for Northumberland is administered by the Northumberland National Park Authority. The next meeting will be held on 17 October 2019, starting at 6.00 pm at The Bell View Centre, 33 West St, Belford NE70 7QB.

The public are able to attend the evening meeting but note the site visits which are taking place in the afternoon.
The agenda is at
https://gallery.mailchimp.com/5060a2022e1081d67bbdd9b3a/files/4a884430-cc87-437b-852e-b5850353d2f2/JLAF_Agenda_17_October_2019_.pdf

Planning Matters

The following are a selection of items on planning which may be of interest

1: Biodiversity Net Gain

The government is to introduce a requirement for development to deliver 'biodiversity net gain'. This provides an overview for local authorities, landowners and developers.

https://www.localgovernmentlawyer.co.uk/planning/401-planning-news/41581-biodiversity-net-gain-what-are-the-key-features

2: The Northumberland National Park Local Plan

This has been submitted to the Secretary of State. The documents are available via

https://www.northumberlandnationalpark.org.uk/planning/planning-policy/local-plan/local-plan-examination/

3: Schools and new developments

The DfE have updated their non-statutory guidance for local authorities planning for education to support housing growth and seeking associated developer contributions.

https://www.gov.uk/government/publications/delivering-schools-to-support-housing-growth

4: Barns and PD Rights

I found the following article on the Planning Portal's news site. I am aware that concerns have been expressed by Local Councils on this subject.

A 230 per cent increase in conversions of barns and farm buildings into homes without the need for planning permission is taking a severe toll on the vital infrastructure and local services in rural towns and villages.

Latest figures show the number of agricultural-to-residential conversions in England has risen from 226 in 2015/16 to 743 in 2017/18 – mostly in rural areas – under the permitted development rights that allow developers to bypass the planning system.

The Local Government Association (LGA) said rural areas in particular are not being provided with the local services or infrastructure, and in some places affordable housing, that would normally be required in any development going through the planning system.

It is calling on the government to use the Queen's Speech to commit to scrapping the permitted development rights for all property types and for local communities to be given oversight of all new developments and building conversions in their areas. Some of the places seeing a high number of agricultural-to-residential conversions in the past year include Devon (122), Kent (71), Worcestershire (56), Herefordshire (39) and Staffordshire (29).

Previously landowners could convert agricultural buildings into three new homes without the need for planning permission, but last year government extended this to allow conversions of individual agricultural buildings into five new homes.

Since this change, local areas have seen the number of conversions more than double in the space of a year from 330 in 2016/17 to 743 in 2017/18.

While most permitted development conversions have seen offices turned into homes without the need for planning permission – 42,130 in three years – the LGA is warning of other ways that the system is being circumvented to the potential detriment of local communities.

Councils have also seen a surge in homes being created out of storage or distribution buildings, with four times as many last year as three years ago.

Storage to residential conversions under permitted development jumped from 55 in 2015/16 to 218 in 2017/18.

"We have concerns over the sharp rise in agricultural buildings being converted into homes without planning permission and the impact this is having on rural areas, given the lack of any requirement for developers to provide infrastructure or contribute to investment in local services such as roads or schools," said LGA planning spokesman David Renard.

"Councils, which are approving nine in 10 planning applications, are committed to building the thousands of new homes the country needs, but these have to be of high quality and with the right infrastructure in place.

"Permitted development rules are denying councils and communities any control or oversight of this process."

Fenella Collins, head of planning at the Country Land and Business Association (CLA), responded: "The 'Class Q' conversions – essentially changing farm buildings to dwellings – are subject to building regulations. Therefore it's hard to see how they can be described as 'sub-standard'. Furthermore, they are not exempt from the Community Infrastructure Levy (CIL), which allows local authorities who choose to implement it, the ability to raise funds from the development for local infrastructure.

"Instead of criticising these conversions, we should be pleased that farmers and landowners are contributing to the national effort to bridge the housing gap and that these new homes will help to deliver a prosperous rural economy. Farm diversification is bringing new employment opportunities to the countryside and people want to live close to their place of work. These conversions are key to doing so appropriately and sympathetically."

23 September 2019
Huw Morris, The Planner

If you have any comments or observations, please contact
Stephen Rickitt, NALC Chief Officer stephenrickitt@northumberlandalc.uk
or
Louise Currie, Community Initiatives Officer *louisecurrie@ca-north.org.uk*

Our website is at *https://northumberlandalc.uk/*

If you no longer wish to receive NALC E news click here:

{unsubscribe}Unsubscribe{/unsubscribe}

This email was sent to stephenrickitt@northumberlandalc.uk
why did I get this? unsubscribe from this list update subscription preferences
Community Action Northumberland · UNIUN Enterprise Building · Front St · Pegswood, Northumberland NE61 6UF · United Kingdom