



Statement of Common Ground

Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth

Land at Cold Law, near Kirkwhelpington, Northumberland

Local Planning Authority Reference: 19/00247/FUL

Planning Inspectorate Case Reference: APP/P2935/W/20/3244389

Agreed between Ethical Planning (North East) Ltd.
(the Agent on behalf of Viscount Devonport)

and

Northumberland County Council
(the Local Planning Authority)

March 2020

Contents

Section	Page
1. Introduction	5
1.1 Agreement of parties	5
1.2 The application and the refusal	6
1.3 Scope of the Statement of Common Ground	6
2. Matters agreed between the parties	7
2.1 Introduction	7
2.2 Background	7
2.3 Site Description and Location	8
2.4 Description of proposed development	8
2.5 Decision Making Framework and Planning Policy	9
2.6 Application Plans and Supporting Documents	9
2.7 Common Ground	9
3. Decision Making Framework and Planning Policy	10
3.1 Introduction	10
3.2 Tynedale Local Development Framework Core Strategy (2007) Policy	10
3.3 Tynedale District Local Plan (2000)	10
3.4 Northumberland Local Plan Pre-Submission Draft (Regulation 19) (January 2019) and Schedule of Proposed Minor Modifications (May 2019)	11
3.5 Planning Policy Considerations	11
3.6 Principle of Development	11
3.7 Economic Benefits	11
3.8 Transport and Accessibility	12
3.9 Landscape and Design	12
3.10 Ecology	13
3.11 Heritage Assets	13
3.12 Reason for refusal	13
3.13 Compliance with National and Local Policy	14
4. Consultee Responses	15
4.1 Introduction	15
4.2 Responses	15
4.3 Parish Council	15
4.4 Consultation and Representations	15
4.5 Late representations	16
4.6 Representations to the Planning Inspectorate	16
5. Planning Conditions	17
5.1 Planning Conditions	17
5.2 Planning Obligations	17

6.	Draft Heads of Terms – Section 106	18
6.1	Draft provided	18
7.	Conclusions	19
7.1	Summary	19
7.2	Common Ground	19
8.	Appendix A: Documents and Drawings list for 19/00247/FUL	20
9.	Appendix B: Draft Planning Conditions	23

1. Introduction

1.1 Agreement of parties

1.1.1 This Statement of Common Ground has been agreed for submission to the Planning Inspectorate between the parties named below and pertains to the refusal to grant planning permission for the following development:

Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth

on Land at Cold Law, near Kirkwhelpington, Northumberland

Local Planning Authority Reference: 19/00247/FUL.

Planning Inspectorate Case Reference: APP/P2935/W/20/3244389

Ethical Planning (North East Ltd) t/a Ethical Partnership – acting as Agent on behalf of the Appellant, Viscount Devonport

I, the undersigned, am authorised to agree to the contents of this Statement of Common Ground on behalf of the Agent:

Name: ...Allen Creedy MRTPI FIMEA.....

Date:3rd March 2020



Signature:

Northumberland County Council – the Local Planning Authority

I, the undersigned, am authorised to agree to the contents of this Statement of Common Ground on behalf of the Local Planning Authority:

Name: Katherine Robbie BA (Hons) Dip TP MRTPI.....

Date: 3 March 2020.....



Signature:

1.2 The application and the refusal

1.2.1 The application (LPA reference 19/00247/FUL) was validated on the 24 January 2019 and was considered at committee on the 4 June 2019 but deferred to the 2 July 2019 Planning Committee, at which elected members voted to refuse the scheme. It was refused for the following reason, given in the Decision Notice dated 10 July 2019:

The proposal results in development in the open countryside which fails to recognise the intrinsic character and nature of the countryside in this location and is therefore contrary to paragraph 170 of the NPPF and Policy NE1 of the Tynedale Local Development Framework Core Strategy.

1.3 Scope of the Statement of Common Ground

1.3.1 This document has been prepared to ensure that the arguments that form the basis of the appeal focus on the main material differences between the parties' understanding of the application.

1.3.2 This Statement of Common Ground is structured as follows:

- Section 2 describes the matters to be agreed with the local planning authority
- Section 3 describes the decision-making framework and planning policy
- Section 4 describes the planning application consultation responses
- Section 5 outlines the consideration of planning conditions
- Section 6 outlines the considerations of a Section 106 Agreement
- Section 7 concludes the Statement of Common Ground
- Appendix A provides a list of documents submitted as part of the original application for planning permission