



Northumberland

County Council

ASHINGTON AND BLYTH LOCAL AREA COUNCIL PLANNING COMMITTEE

DATE: 10 JULY 2019

PLANNING APPEALS

Report of the Interim Executive Director of Place

Cabinet Member: Councillor JR Riddle

Purpose of report

For Members' information to report the progress of planning appeals.

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.

1. Appeals Received

Reference No	Description and Address	Appeal Start Date and Decision Level
18/01671/VAR YCO	Variation of condition 10 (holiday occupancy) pursuant to planning	4 January 2019 Delegated Decision - Officer

	<p>permission A/2008/0543 - Netherton Burnfoot Steading, Netherton</p> <p>Main issues: removal of the occupancy condition would, by virtue of its location in the open countryside, result in the construction of new unrestricted dwellings in an unsustainable location and no demonstrated need, justification or other material consideration that would justify the construction of a new dwelling in this unsustainable location</p>	<p>Recommendation: Refuse</p>
18/01672/VAR YCO	<p>Variation of condition 10 (holiday occupancy) pursuant to planning permission A/2008/0543 - Netherton Burnfoot Steading, Netherton</p> <p>Main issues: removal of the occupancy condition would, by virtue of its location in the open countryside, result in the construction of new unrestricted dwellings in an unsustainable location and no demonstrated need, justification or other material consideration that would justify the construction of a new dwelling in this unsustainable location</p>	<p>4 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/03108/AGT RES	<p>Proposed change of use of agricultural building to residential - the Gin Gan, Whalton</p> <p>Main issues: the proposal would not constitute permitted development due to extent of proposed building operations</p>	<p>4 February 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01508/FUL	<p>Construction of two dwellings - land north of Lynebank, Ulgham</p> <p>Main issues: inappropriate development in the Green Belt and no very special circumstances that outweigh the harm; development in the open countryside</p>	<p>5 February 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

	and no essential need justified; and not a sustainable location for new housing	
18/01370/OUT	<p>Outline application (with some matters reserved) for 4 dwellings - land south east of Greensfield Moor Farm, Alnwick</p> <p>Main issues: development in the open countryside that would adversely affect the rural setting and character of the area.</p>	<p>6 February 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02189/FUL	<p>Residential development (use class C3) for six single storey dwellings with associated landscaping and access - 26 Station Road, Stannington, Morpeth</p> <p>Main issues: inappropriate development in the Green Belt and no very special circumstances that outweigh the harm.</p>	<p>6 February 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
18/00162/OUT	<p>Outline Application (All Matters Reserved); 40 Dwellings - As Amended 23/07/18 - land south of Lightpipe farm, Longframlington</p> <p>Main issues: benefits of junction improvements not considered to outweigh environmental impact; overdevelopment of the site and adverse impact on the area; and adverse impact upon the character of the village.</p>	<p>13 March 2019</p> <p>Committee Decision - Officer Recommendation: Approve</p>
18/02843/FUL	<p>Change of use to residential (C3 use) comprising 24 no. houses, access road and landscaping - land west of Hawthorns, Longframlington</p> <p>Main issues: obtrusive development in the rural landscape that would adversely affect the rural setting; and fails to address issues of drainage discharge.</p>	<p>18 March 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02411/FUL	Demolition of outbuilding and construction of one dwelling	20 March 2019

	<p>(retrospective) as variation to permission 13/03141/OUT - Witton Shield House, Pigdon</p> <p>Main issues: development in the open countryside; and the development is in an unsustainable location.</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02506/FUL	<p>Proposed detached dwelling and garage, also garaging for No 13 and 14 Rothesay Terrace - 14 Rothesay Terrace, Bedlington</p> <p>Main issues: development would appear excessively large, isolated and incongruous that would be harmful to the character and appearance of the area.</p>	<p>21 March 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/04155/FUL	<p>Change of use from three bay garage to single dwellinghouse with adjacent change of use of adjacent land to garden - land north-west of Hague Cottage, Wylam Wood Road, Wylam</p> <p>Main issues: inappropriate development within the Green Belt; harm to the amenity of local residents; adverse impact upon the character of the area and urbanising effect on the site</p>	<p>9 April 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/04030/ADE	<p>Advertisement Consent application for the erection of 1no. totem sign advertising housing development at Guilden Road - land south of Morwick Road, Warkworth</p> <p>Main issues: significant detrimental impact on visual amenity affecting the character and appearance of the surrounding area.</p>	<p>15 April 2019</p> <p>Committee Decision - Officer Recommendation: Approve</p>
18/04471/FUL	<p>Replace Velux rooflight with a Cabrio Velux Rooflight - 3 Mizen Court, Bamburgh</p>	<p>2 May 2019</p> <p>Delegated Decision - Officer</p>

	Main issues: unacceptable impact on residential amenity	Recommendation: Refuse
18/04268/FUL	<p>Insertion of two dormers and construction of porch to front elevation; rear roof extension dormer and erection of rear ground floor single storey extension to provide living accommodation - 21 Windsor Crescent, Ovingham</p> <p>Main issues: out of keeping in terms of design, scale and siting and harmful impact upon amenity of adjacent residents.</p>	<p>7 May 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02665/FUL	<p>Residential development for 4 no. dwellings (amended plans and description) - land north-west of Millfield Court Bardon Mill</p> <p>Main issues: the applicant has appealed against non-determination although officers have advised that the application could not be supported due to matters of location and harmful impacts upon the character and appearance of the area.</p>	<p>7 May 2019</p> <p>Appeal against non-determination</p>
18/04028/FUL	<p>Extension to dwelling - North Side Farm, Oatens Park, Horsley</p> <p>Main issues: inappropriate development in the Green belt and very special circumstances do not exist; and harmful impact upon character of dwelling</p>	<p>14 May 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/00151/FUL	<p>Construction of two-storey extensions to the side and rear and porch to front - Blackhall Mill, The Mill, Juniper, Steel</p> <p>Main issues: inappropriate development in the Green belt and very special circumstances do not exist.</p>	<p>15 May 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

18/03951/OUT	<p>Outline application for the construction of two semi-detached one and a half storey houses (with appearance, landscaping, layout and scale reserved) - land north-west of Woodhouse Farm, Coanwood</p> <p>Main issues: development within the open countryside and not a sustainable location; inadequate standards of amenity; and lack of information on impact upon trees and ecological value of the site.</p>	<p>20 May 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/04344/FUL	<p>Ground and first floor extension to cottage - Rose Cottage, Longhoughton Road, Lesbury</p> <p>Main issues: the development would result in less than substantial harm and have an adverse effect on the Conservation Area; and the design would not represent an appropriate form of development.</p>	<p>4 June 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/03943/FUL	<p>Part demolition of existing single storey rear extension, construction of first floor extension, internal alterations and formation of new parking area - Woodhouse Farm, Coanwood</p> <p>Main issues: design not in keeping with the character and appearance of the existing building and surrounding area; and detrimental impact on residential amenity</p>	<p>11 June 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

2. Appeals Withdrawn

None

3. Inquiry and Hearing Dates

Reference No	Description and Address	Inquiry/Hearing date and Decision Level
16/04486/FUL	<p>Detailed planning proposal for 53 residential dwellings and associated infrastructure - land North of The Garth, Pottery Bank, Morpeth</p> <p>Main Issues: insufficient information submitted to assess whether the development will not have a severe residual cumulative impact on highway network; site is not designated for housing development; insufficient information to demonstrate the development will not increase the risks of flooding; and by virtue of its design, height and massing the development would have an adverse impact on residential amenity</p>	<p>Inquiry date: 4 - 7 June 2019</p> <p>Committee Decision - Officer Recommendation: Approve</p>
18/01014/FUL	<p>Proposed construction of 7 dwellings - land west of Station Road, Embleton</p> <p>Main issues: incursion into the open countryside impacting on character and beauty of the countryside; and fails to protect and enhance landscape character</p>	<p>Hearing date: 16 July 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
18/03779/FUL	<p>Proposed balcony extension - 27 Bernicia Way, Beadnell</p> <p>Main issues: inappropriate design for the property and surrounding area.</p>	N

	Delegated Decision - Officer Recommendation: Refuse	
18/00765/FUL	<p>Proposed single storey rear extension, infilling the current area between Stable Cottage and The Granary - Stable Cottage and The Granary, Old Ridley, Stocksfield</p> <p>Main issues: disproportionate addition to the original house resulting in inappropriate development in the Green Belt; design of the extension would not be sympathetic to the character and setting of the listed building; and development would lead to a loss of light and would appear overbearing to the residents of this property.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/00401/OUT	<p>Outline permission with all matters reserved for the erection of a mixed-use building comprising D1, A1 and A3 uses plus managers quarters (C3) - land north-west of Cross Cottage, Longhorsley</p> <p>Main issues: non-essential and unjustified development in the open countryside outside of the defined settlement boundary; and inappropriate development within the Green Belt for which no very special circumstances have been demonstrated</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/02339/FUL	<p>First floor side extension and alterations to existing. Removal of conservatory and erection of new garden room to rear. Driveway works (as amended 29/10/18) - Dodley Farm, Stamfordham</p> <p>Main issues: unacceptable form of development to the non-designated heritage asset; and does not address potential impacts on bats and other protected species</p>	N

	Delegated Decision - Officer Recommendation: Refuse	
18/03085/FUL	Erection of one 3 bedroomed dwellinghouse - land west of Chapel Lane, The Chare, Wall Main issues: harmful to the character of the Conservation area; and unacceptable impacts upon amenity of neighbouring residents Delegated Decision - Officer Recommendation: Refuse	N
18/02215/OUT	Outline permission for 9 no. residential units (C3 use) (all matters reserved) - Butley Ben, North Lane End, Morpeth Main issues: inappropriate development in the Green Belt and open countryside Delegated Decision - Officer Recommendation: Refuse	N
18/02789/FUL	Proposed roof terrace - 3 Dunkirk Terrace, Corbridge Main issues: works are not in keeping with the terrace and would cause harm to the appearance of the property and Conservation Area. Delegated Decision - Officer Recommendation: Refuse	N

5. Planning Appeals Allowed

None

6. Planning Appeals Split Decision

None

7. Planning Casework Unit Referrals

None

8. Enforcement Appeals received

None

Reference No	Description and Address	Appeal Start Date
18/00595/COU	Change of use from shop to ground floor flat - 55 Woodhorn Road, Ashington Main issues: planning permission refused under delegated powers due to external alterations being out of character with the building and locality - appeal against Enforcement Notice served in respect of unacceptable works that have been undertaken.	11 February 2019

9. Enforcement Appeals Dismissed

None

10. Enforcement Appeals Allowed

None

Implications

Policy	Decisions on appeals may affect future interpretation of policy and influence policy reviews
Finance and value for money	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
Legal	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
Procurement	None

Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Planning applications and appeals are considered having regard to the Equality Act 2010
Risk Assessment	None
Crime & Disorder	As set out in individual reports and decisions
Customer Consideration	None
Carbon reduction	Each application/appeal may have an impact on the local environment and have been assessed accordingly
Wards	All where relevant to application site relating to the appeal

Background papers:

Planning applications and appeal decisions as identified within the report.

Author and Contact Details

Report Author: Elizabeth Sinnamon
Senior Planning Manager - Development Management
01670 625542
Elizabeth.Sinnamon@northumberland.gov.uk