

## **North Northumberland Local Area Council Planning Committee**

**19 April 2018**

### **ITEM FOR INFORMATION**

#### **PLANNING APPEALS**

#### **1. Purpose of report**

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

#### **2. Implications**

2.1 Policy: Decisions on appeals may affect future interpretation of policy and influence policy reviews.

Finance: None.

Personnel: None.

Property: No Northumberland County Council property is affected.

Human Rights: The individual's right to enjoyment of their property and to a fair hearing is involved.

#### **3. Appeals Received**

3.1

| <b>Reference No</b> | <b>Description and Address</b>   | <b>Appeal Start Date and Decision Level</b>                            |
|---------------------|--|--|
| 16/01647/OUT        | Proposed 4no. detached dwellings - Land north of Plot 5 Prospect Farm, The Avenue, Medburn<br><br>Main Issues: Density of development and layout out of keeping with the character of the area and loss of amenity for residents | 5 July 2017<br><br>Delegated Decision - Officer Recommendation: Refuse |
| 17/02580/COU        | Change of use from an existing hot & cold food &   | 6 February 2018  |

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|--------------|--|--|
|              | <p>drink for consumption off the premises bakers/shop to a hot food takeaway (Use Class A5) with an extended flue/duct system to extract above eaves level to rear of property - 2 Avenue Road (Former Jilly's Homebake / YumTums), Seaton Delaval</p> <p>Main Issues: Insufficient information in respect of noise and odour to assess impacts on residential amenity and impact of extract flue on residential amenity</p> | <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p>                         |
| 17/01936/OUT | <p>Outline planning application for two built to rent affordable homes and five open market dwellings - Land east of Old Hall Farm, Old Swarland, Swarland</p> <p>Main Issues: New dwellings in an unsustainable location; impact on landscape; and insufficient information regarding archaeology.</p>  | <p>8 February 2018</p> <p>Committee Decision - Officer<br/>Recommendation: Refuse</p>  |
| 17/00681/FUL | <p>Construction of horse menage 40m x 25m with sand/fibre top surface. Area to be enclosed with post/rail fence - Land south-east of Springfield, Haydon Bridge</p> <p>Main Issues: Adverse and urbanising impacts on open countryside due to design and location.</p>   | <p>12 February 2018</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p> |
| 17/03833/FUL | <p>Two storey extension to side, single storey extension over garage. Single storey</p>  | <p>20 February 2018</p>  |

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|--------------|---|--|
|              | <p>extensions to front and rear<br/>- 32 Rowan Grove, Prudhoe</p> <p>Main issues: Impacts on character of the property and surrounding area; and impact on residential amenity</p>  | <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p>                         |
| 17/03679/FUL | <p>Erection of 2 no. residential units as self-build/custom plots - Land north-west of North Cottage, Shoreston Hall, Seahouses</p> <p>Main issues: Adverse impacts upon rural setting of the area, AONB and Heritage Coast</p>   | <p>26 February 2018</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p> |
| 17/03728/FUL | <p>Proposed construction of permanent site entrance and access track - Land west of Heathergate Country Park, Lowgate, Hexham</p> <p>Main issues: encroachment into the countryside and Green Belt; effect of lighting; and detrimental impact on the environment</p>   | <p>13 March 2018</p> <p>Committee Decision - Officer<br/>Recommendation: Approve</p>   |
| 17/01037/OUT | <p>Change of use to residential (C3) by erecting approximately 7 self-build/custom houses - Land east of Fawdon House Farm, Longhirst</p> <p>Main issues: Development in the open countryside; not a sustainable location; inappropriate development in the Green Belt; detrimental impact on character; insufficient information to assess impacts in respect of</p> | <p>16 March 2018</p> <p>Delegated Decision - Officer<br/>Recommendation: Refuse</p>    |

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|  | archaeology, ecology, mine workings/gas and hydrology and flood risk |  |
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#### 4. Appeals Withdrawn

4.1 None

#### 5. Inquiry and Hearing Dates

| Reference No | Proposal and main planning considerations  | Date of Hearing or Inquiry |
|--------------|--|----------------------------|
| 16/03642/OUT | <p>Outline application for the development of approximately 125 no. units with associated access - Land at Willowburn Trading Estate, Alnwick</p> <p>Main Issues: Refused due to loss of employment land and construction of housing would be contrary to the Alnwick and Denwick Neighbourhood Plan without any level of public benefit that would justify the loss of employment land</p> <p>Committee Decision - Officer Recommendation: Refuse</p> | 17 July 2018 (6 days)      |

#### 6. Planning Appeals Dismissed

6.1

| Reference No | Proposal and main planning considerations  | Award of Costs? |
|--------------|--|-----------------|
| 17/01294/OUT | <p>Outline application for construction of rural workers dwelling - Border Forest Caravan Park, Rochester, NE19 1TF</p> <p>Main Issues: Development in the countryside and essential need for a rural worker</p> | N               |

|                 |  |                   |
|-----------------|--|-------------------|
|                 | Delegated Decision - Officer Recommendation:<br>Refuse   |                   |
| 17/02532/CLPROP | Certificate of lawful development - proposed use for construction of detached outbuilding - Normont, Fourstones, Hexham, NE47 5DT<br><br>Main Issues: Whether proposal is permitted development<br><br>Delegated Decision - Officer Recommendation:<br>Refuse  | N - claim refused |
| 17/00938/OUT    | Outline application for construction of one dwelling - Land south-west of Jubilee Cottages, West Woodburn<br><br>Main Issues: New dwelling in open countryside; impact on rural setting and character of landscape; and lack of ecological survey.<br><br>Delegated Decision - Officer Recommendation:<br>Refuse   | N                 |
| 17/02638/LBC    | Listed Building Consent for removal of existing slate roof and replace with plastisol coated steel box profile sheets - Low Horton Farm, Blyth, NE24 4HG<br><br>Main Issues: Harm to the significance of the listed building resulting in negative impact on and loss of historic fabric, special character and setting.<br><br>Delegated Decision - Officer Recommendation:<br>Refuse | N                 |

## 7. Planning Appeals Allowed

7.1 None

## 8. Planning Appeals: split decision

8.1 None

## 9. Enforcement Appeals Received

9.1

| Reference No | Description and Address   | Appeal Start Date |
|--------------|---|-------------------|
| N/A          | <p data-bbox="671 286 1005 465">Unauthorised construction of timber buildings for residential use - Burnfoot Wood, Dilston Woods, Corbridge</p> <p data-bbox="671 504 997 645">Main Issues: Development in the countryside and Green Belt contrary to policy.</p> | 15 February 2018  |

## 10. Enforcement Appeals Dismissed

10.1 None