



Northumberland

County Council

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL

DATE: 21 NOVEMBER 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
19/00151/FUL	Construction of two-storey extensions to the side and rear and porch to front - Blackhall Mill, The Mill, Juniper, Steel	15 May 2019 Delegated Decision - Officer

	Main issues: inappropriate development in the Green belt and very special circumstances do not exist.	Recommendation: Refuse
18/04344/FUL	Ground and first floor extension to cottage - Rose Cottage, Longhoughton Road, Lesbury 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.	4 June 2019 Delegated Decision - Officer Recommendation: Refuse
14/01898/OUT	Outline application for construction of single detached dwelling house - land west of Bramblings, Tranwell Woods, Morpeth Main issues: inappropriate development in the Green Belt.	17 June 2019 Committee Decision - Officer Recommendation: Refuse
18/03397/FUL	Erection of a new dwelling house - land north of Cheviot View, Netherton Main issues: development in the open countryside in an unsustainable location outside of any settlement; insufficient information to assess the risk of potentially contaminated land; and obtrusive form of development in the rural landscape.	18 June 2019 Delegated Decision - Officer Recommendation: Refuse
18/03053/FUL	Demolition of existing two storey, flat roofed extension and replacement with a new two storey, pitched roof extension with single storey flat roofed garden room projection - Ridley Mill House, Ridley Mill Road, Stocksfield Main issues: the development by virtue of its overall design, form and materials palette, would introduce an incongruous form of development upon the listed building that would be harmful to its	27 June 2019 Delegated Decision - Officer Recommendation: Refuse

	character as a building of special architectural and historic interest.	
18/03054/LBC	<p>Listed Building Consent for the demolition of existing two storey, flat roofed extension and replacement with a new two storey, pitched roof extension with single storey flat roofed garden room projection - Ridley Mill House, Ridley Mill Road, Stocksfield</p> <p>Main issues: the development by virtue of its overall design, form and materials palette, would introduce an incongruous form of development upon the listed building that would be harmful to its character as a building of special architectural and historic interest.</p>	<p>27 June 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01223/FUL	<p>Demolition of existing modern structures, Change of Use of existing agricultural buildings to residential use including internal and external alterations and construction of 1.5 storey extension on footprint of previous building - Riding Farm, Riding Mill</p> <p>Main issues: proposal would result in substantial harm to the listed buildings and any limited public benefits would not outweigh the harm.</p>	<p>27 June 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
18/01224/LBC	<p>Listed building consent for demolition of existing modern structures, Change of Use of existing agricultural buildings to residential use including internal and external alterations and construction of 1.5 storey extension on footprint of previous building - Riding Farm, Riding Mill</p> <p>Main issues: proposal would result in substantial harm to the listed buildings and any limited public benefits would not outweigh the harm.</p>	<p>27 June 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

18/01246/FUL	<p>Construction of two one and a half storey dwellings and alterations to parking and access arrangements - Riding Farm, Riding Mill</p> <p>Main issues: development would harm the setting and special character of listed buildings; and adverse impacts on residential amenity.</p>	<p>27 June 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
18/04365/FUL	<p>Erection of a dwellinghouse - land east of Valley View, Carterway Heads, Consett</p> <p>Main issues: development in the open countryside that would not be a sustainable location for new housing; domestic incursion into the countryside impacting on the undeveloped character of the site and harm to the character and appearance of the landscape in this area; and removal of trees would have an adverse impact upon the character, amenity and local landscape.</p>	<p>19 July 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/00436/OUT	<p>Outline Application for the erection of 1 no. detached dwelling within existing garden space - land north of Peartrees Cottage, Sandhoe</p> <p>Main issues: development in the Green Belt and impacts on the setting of listed buildings.</p>	<p>31 July 2019</p> <p>Appeal against non-determination</p>
18/03593/FUL	<p>Erection of five no. residential dwellings (C3 Use) - land north-west of 75 Station Road, Stannington</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; detrimental impact on the character of the streetscene; insufficient information on surface water drainage/flood risk.</p>	<p>31 July 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

18/04460/FUL	<p>Change of use of land and the siting of 5No camping pods - land south of Heddon Banks Farm Cottage, Heddon-on-the-Wall</p> <p>Main issues: inappropriate development in the Green Belt; harmful encroachment in the countryside; and impact on the setting of listed buildings.</p>	<p>5 August 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/03141/FUL	<p>Change of use of land to provide three shepherd huts for holiday accommodation (amended red line boundary) - land east of manor Mill House, Mill Lane, Haltwhistle</p> <p>Main issues: increase in movements at substandard junction would be prejudicial to road safety; and impacts upon the character of the area and residential amenity.</p>	<p>5 August 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/00134/OUT	<p>Outline planning permission with all matters reserved for Construction of 5 no. dwellinghouses (C3 use) including new access - land north east of 63 Station Road, Stannington</p> <p>Main issues: development in the countryside outside of defined settlement boundary; inappropriate development in the Green Belt; imposing, incongruous and obtrusive urban built form and encroachment into the countryside; cumulative impact of development in this location; impacts on ecology and designated sites.</p>	<p>7 August 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
19/00134/OUT	<p>Outline planning permission with all matters reserved for Construction of 5 no. dwellinghouses (C3 use) including new access - land north-east of 63 Station Road, Stannington</p> <p>Main issues: development in the open countryside; inappropriate development</p>	<p>7 August 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

	in the Green Belt; development would detract from the character of the site and landscape; and cumulative impact would diminish rural and open character of the site and surroundings.	
18/01020/OUT	<p>Outline Application (With Layout) - 15 Dwellings (100% Self Build Plots) & Landscaped Area - land north-east of Stoney Hills, Alnwick</p> <p>Main issues: fails to protect landscape character; harm to the setting of listed buildings; and fails to address highway safety concerns.</p>	<p>7 August 2019</p> <p>Committee Decision - Officer Recommendation: Approve</p>
19/00624/OUT	<p>Outline application for development of 1 no. dwellinghouse (C3 use) - all matters reserved - land south west of Old Gardens, Park Road, Swarland</p> <p>Main issues: new dwelling in the countryside outside of any settlement; impacts on the character of the countryside and not an essential form of development; landscape impact; and lack of information to assess ecological impacts.</p>	<p>9 August 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/00332/FUL	<p>Proposed detached dwelling within existing site curtilage - Halliwell Dene Hall, Dene Park, Hexham</p> <p>Main issues: harmful impact upon the setting of the Grade II listed Halliwell Dene Hall.</p>	<p>20 August 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/00980/FUL	<p>Construction of one detached dwelling - land north of Clontibret, Allendale Road, Hexham</p> <p>Main issues: inappropriate development in the Green Belt; and encroachment into the open countryside.</p>	<p>22 August 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

19/00716/HED	<p>High Hedge Complaint: Problems with the height of neighbouring hedge, with no action from neighbour following requests - The Haven, Back Crofts, Rothbury</p> <p>Main issues: impact of the hedge on the site and wider area</p>	<p>3 September 2019</p> <p>Delegated Decision: remedial notice issued requiring reduction in height of hedge</p>
19/01097/FUL	<p>Proposed construction of nine new build dwellings along with associated highways access, vehicle parking and landscaping. Red line boundary extended to include access to site (Amended Description 18th June 2019) land west of Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and appearance of the site and setting of the village; insufficient information to assess ecological impacts; and no acceptable provision for affordable housing.</p>	<p>17 September 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02731/VAR YCO	<p>Variation of condition 2 (approved plans) pursuant to planning permission 17/01334/VARYCO in order to add a revised site plan - Hopedene, The Dene, Allendale</p> <p>Main issues: loss of privacy and impact on residential amenity</p>	<p>17 September 2019</p> <p>Committee Decision - Officer Recommendation: Approve</p>
19/01045/OUT	<p>Outline Planning Consent for the proposed construction of 1No. three bed detached dormer bungalow (all matters reserved) - land at Western Avenue and Cranbrook Drive, Prudhoe</p> <p>Main issues: loss of open space and impact on the character of the site and surrounding area.</p>	<p>27 September 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

17/01329/OUT	<p>Outline application to build a single dormer bungalow to include parking and garden areas (some matters reserved) - land north of Fernleigh, Cottingwood Lane, Morpeth</p> <p>Main issues: harm to Conservation Area and setting of listed buildings</p>	<p>8 October 2019</p> <p>Appeal against non-determination</p>
18/04479/OUT	<p>Outline application for development of 5 no. bungalows (C3 Use) with all matters reserved - land west of 42 Park Road, Swarland</p> <p>Main issues: detrimental impact on character and visual impact on the street scene; and harm to listed building.</p>	<p>9 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/02085/OUT	<p>Resubmission: Outline application for development of approximately 40 dwellings - amended 09/08/19 - land south of Lightpipe Farm, Longframlington</p> <p>Main issues: location; scale and design of development; and impacts on the character of the village.</p>	<p>14 October 2019</p> <p>Appeal against non-determination</p>
19/01422/FUL	<p>Proposed two storey side extension - 1 School Row, Hedley, Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and harmful impact on the character and appearance of the dwelling and landscape</p>	<p>14 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/01348/VAR YCO	<p>Removal of conditions 10 (Highways), 11 (Permitted Development), 15 (Permitted Development) and 16 (Permitted Development) pursuant to planning permission 13/01837/FUL - The Old Farm Byre, East Thirston</p> <p>Main issues: design; residential amenity; and access.</p>	<p>14 October 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
18/03749/FUL	<p>Erection of a rural workers dwelling including new access, landscaping and other necessary works - land west of Ashtree Farm, Heddon-on-the-Wall</p> <p>Main issues: no essential need for a new rural worker's dwelling; inappropriate development in the Green Belt; harmful development detracting from rural character of the countryside; insufficient information to assess impacts on highway safety.</p>	<p>Hearing date: 1 October 2019</p>
18/02699/FUL	<p>1 no. agricultural worker's dwelling and associated access, parking and amenity space - land west of West Thorn, Kirkley</p> <p>Main issues: essential need for a rural worker's dwelling has not been demonstrated; and inappropriate development in the Green Belt.</p>	<p>Hearing date: 8 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/00033/VAR YCO	<p>Variation of Condition 4 (Workers Dwelling) pursuant to planning permission T/20030773 to remove restrictive planning condition and discharge the S106 agreement associated with T/20040574 - Smalesworth Farm, Tarsset, Hexham</p> <p>Main issues: application fails to convincingly demonstrate that there is no longer a need for the dwelling to be</p>	<p>Hearing date: 15 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	restricted to the use of a rural worker and if the condition was to be removed it would result in the creation of an isolated dwelling in an unsustainable location.	
17/04414/FUL	<p>Detailed Planning Application for the erection of 61no. 2, 3 and 4 bedroom two-storey dwellings with associated works - land north east of Pegswood First School, Butcher's Lane, Pegswood</p> <p>Main issues: no appropriate mix of affordable homes; lack of information to assess ecological impacts; adverse effect on designated sites; Section 106 not secured.</p>	<p>Hearing date: 29 October 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
17/04290/FUL	<p>Outline application - Change of use of agricultural land and construction of 30 residential dwellings together with an improved junction and access road off the C111 road, service roads, footpaths, structural landscaping, SuDS basin, open spaces and other ancillary works - land east of Greycroft, West Thirston</p> <p>Main issues: development in the open countryside outside of a defined settlement boundary; out of scale and character with the settlement; no provision for appropriate contribution to primary education; adverse effects on designated sites; insufficient information on foul drainage to assess impact on designated sites; no mechanism to secure appropriate on site affordable housing; no provision for appropriate contribution towards healthcare provision.</p>	<p>Hearing date: 8 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
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>Committee Decision - Officer Recommendation: Refuse</p>	No - claim refused
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>Appeal against non-determination</p>	N
19/00508/FUL	<p>Erect a fence as an extension to the current fence at the rear of the property, thereby extending the yard area - 18 Scott Street, East Hartford, Cramlington</p> <p>Main issues: uncharacteristic addition to the surrounding streetscene and fails to enhance the visual amenity of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
19/00750/FUL	<p>Side extension (retrospective) - Whitethorn, Oakwood, Hexham</p> <p>Main issues - disproportionate addition over and above the size of the original dwelling</p>	No - claim refused

	<p>resulting in inappropriate development in the Green Belt.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
18/03964/FUL	<p>Erection of 1 dwelling (C3 use) as self-build/custom plot - land east of Townfoot Steading, Lesbury</p> <p>Main issues: development in the open countryside in an unsustainable location outside of the settlement; and development would be out of character with and have a detrimental visual impact upon the surrounding countryside.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/04275/OUT	<p>Outline application with all matters reserved for nine residential dwellings (as supplemented by information received 20th December 2018 and 4th March 2019) - land north-east of 51 Station Road, Station Road, Stannington</p> <p>Main issues: development in the Green Belt and effects on the character of Station Road, Stannington</p> <p>Appeal against non-determination</p>	N
18/02671/FUL	<p>Demolition of existing buildings and erection of 9 residential units with associated access (Amended Site Location Plan and Red Line Boundary, and Reduction in number of units in scheme 04.11.2018) - West Road Garage, Rothbury Road, Longframlington</p> <p>Main issues: significant adverse visual impact on the immediate area surrounding the site; and significant adverse impact on the setting of adjacent listed buildings</p> <p>Committee Decision - Officer Recommendation: Approve</p>	N

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>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/01850/FUL	<p>Proposed two semi detached, three bedroom properties, including landscaping and parking - land north of Mags Newsagents, Main Street, Haltwhistle</p> <p>Main issues: by virtue of its scale and design, the development is considered to be inappropriate to the character of the application site and its surroundings; the development would not provide suitable standards of amenity for future occupants; and access to the site is substandard in terms of width preventing vehicles being able to pass.</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	No - claim refused
18/04471/FUL	<p>Replace Velux rooflight with a Cabrio Velux Rooflight - 3 Mizen Court, Bamburgh</p> <p>Main issues: unacceptable impact on residential amenity</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
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</p>	N

	<p>building and surrounding area; and detrimental impact on residential amenity</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>Delegated Decision - Officer Recommendation: Refuse</p>	No - claim refused
17/04451/OUT	<p>Outline permission with some matters reserved for the development of 11no. detached 2 storey dwellings with associated access works and removal of trees (as amended 03/05/18) - land north-west of Blue House Farm, Netherton Colliery</p> <p>Main issues: development within the open countryside outside of any defined settlement boundary; substantial harm to the setting of the adjacent listed building; and failed to address concerns in regards to highway safety.</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	No - claim refused
18/04546/FUL	<p>Construction of 1 no. detached dwellinghouse (C3 use) - land north-west of Clifton Lodge, Great North road, Clifton</p> <p>Main issues: unnecessary and unjustified development in the open countryside outside of a defined settlement boundary; inappropriate development in the Green Belt;</p>	N

	<p>and insufficient information to assess impacts upon protected species and their habitats.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
19/00569/AGTRES	<p>Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse - land west of Hague Cottage, Wylam Wood Road, Wylam</p> <p>Main issues: insufficient information in relation to transport and highway impacts of the development and protected species to determine if proposal satisfies relevant conditions and criteria for permitted development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/03573/FUL	<p>Extension to existing bed and breakfast establishment - 88 Main Street, North Sunderland</p> <p>Main issues: detrimental effect on the amenity of neighbouring properties; the AONB; Conservation Area; and the character of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N

5. Planning Appeals Allowed

Reference No	Proposal and main planning considerations	Award of Costs?
18/01370/OUT	Outline application (with some matters reserved) for 4 dwellings - land south east of Greensfield Moor Farm, Alnwick	N

	<p>Main issues: development in the open countryside that would adversely affect the rural setting and character of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
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>Committee Decision - Officer Recommendation: Approve</p>	N
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>Delegated Decision - Officer Recommendation: Refuse</p>	N
17/03167/FUL	<p>Demolition of existing former piggeries, stores, saw mill and joiner's shop. Erection of a single storey dwelling including basement. New timber garage and log store. Retain existing access - Wright House, Howden Dene, Newcastle Road, Corbridge</p>	N

	<p>Main issues: inappropriate development in the Green Belt.</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	
18/04514/VARYCO	<p>Variation of condition 6 (Doors and Windows) pursuant to planning permission 13/01496/VARYCO - The Byre, The Hopps and The Meadows, Summerfield Farm, Allensford, Consett</p> <p>Main issues: inappropriate form of development that would erode and have an adverse effect upon the character and appearance of the traditional former agricultural buildings, and the overall development and surrounding area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
19/01031/OUT	<p>Erection of 3 no. dwellinghouses (C3 use) plus new access road - land east of 21 Station Road, Station Road, Stannington</p> <p>Main issues: cumulative impact of development would diminish and fail to respect the rural, dispersed and open character of the settlement.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N

6. Planning Appeals Split Decision

None

7. Planning Casework Unit Referrals

None

8. Enforcement Appeals received

None

9. Enforcement Appeals Dismissed

None

10. Enforcement Appeals Allowed

Reference No	Proposal and main planning considerations	Award of Costs?
18/00595/COU	<p>Change of use from shop to ground floor flat - 55 Woodhorn Road, Ashington</p> <p>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.</p>	N

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

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