



# Northumberland County Council

## STRATEGIC PLANNING COMMITTEE

DATE: 5 FEBRUARY 2019

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### PLANNING APPEALS

**Report of the Interim Executive Director of Place**

**Cabinet Member:** Councillor JR Riddle

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#### **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**

<b>Reference No</b>	<b>Description and Address</b>	<b>Appeal Start Date and Decision Level</b>
18/00074/OUT	Outline application for construction of a 4 bedroom detached dwelling house (All Matters Reserved) - land west of St Philip & St James Church, Whittonstall	12 October 2018 Delegated Decision - Officer

	<p>Main issues: by virtue of its location, layout and setting the development would erode the rural character of the site and its surroundings. The construction of a dwelling in this location would appear incongruous and would not relate to the form of the village, extending development further into the surrounding countryside; this would detract from the character and appearance of the site and surrounding area.</p>	<p>Recommendation: Refuse</p>
18/00404/FUL	<p>Proposed demolition of existing redundant workshop/storage building. Proposed construction of 3no. detached 1 1/2 storey dwelling houses - land north-west of Braeside, Branxton</p> <p>Main issues: development would be out of character and would have a detrimental visual impact due to design, scale, location and density.</p>	<p>15 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02047/FUL	<p>Proposed internal alterations to existing dwelling and including conversion of roofspace to provide additional floorspace - Cruel Syke, North Road, Haydon Bridge</p> <p>Main issues: extension would result in a disproportionate addition to the original house; would not be sympathetic to the character of the existing building and would be detrimental to visual amenity, rural character and street scene; and detrimental to amenity of adjacent residents.</p>	<p>29 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02102/FUL	<p>Removal of existing porch roof and rebuilding with new porch and orangery (previously approved) - Moore House, Whalton</p> <p>Main issues: proposal would result in an incongruous and inappropriate addition</p>	<p>1 November 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	upon a non designated heritage asset with the loss of the existing canopy resulting in the loss of a sympathetic feature and harm to the host property.	
18/01174/FUL	<p>Erection of a single family home with garden, garage and parking - land south of Laburnum House, Acomb</p> <p>Main issues: backland development out of character with existing development; subdivision would not reflect existing character of the site and would have an adverse effect on the character and appearance of the area; harm to the character and appearance of the Conservation Area; and unsuitable means of access.</p>	<p>13 November 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
17/03367/OUT	<p>Outline application for 2 no. 2.5 storey dwelling houses with garages all matters reserved (re-submission of withdrawn outline planning application 17/00666/OUT) - Plots 5 and 6, land north of Dyke House, The Avenue, Medburn</p> <p>Main issues: increase in vehicular traffic and safe and suitable access cannot be achieved along The Avenue; and not a sustainable location for new development.</p>	<p>15 November 2018</p> <p>Committee Decision - Officer Recommendation: Approve</p>
18/01307/FUL	<p>Proposal to construct a new detached 2 bedroom bungalow (as amended 24/05/18) - Land south of 166 Ariel Street, Ashington</p> <p>Main issues: visually incongruous and out of character addition to the surrounding streetscene; significant harm to the amenity of any future occupants; visually intrusive with adverse impact upon amenity of adjacent properties; and insufficient</p>	<p>18 December 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	mitigation in relation to recreational disturbance impacts on coastal sites.	
18/00670/FUL	<p>Application for seven holiday cottages and one manager's cottage with associated parking, landscaping and improvements to existing access - land at Bank House Farm, Acklington</p> <p>Main issues: construction of new dwellings in an unsustainable location</p>	<p>18 December 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01674/FUL	<p>Removal of existing lean to side extension and replacement with two storey side extension - The Barn, Hamburn Hall, Hexham</p> <p>Main issues: the design of the proposed extension is not in keeping with the character of the existing building, and would fail to preserve its setting within the North Pennines AONB</p>	<p>31 December 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02289/FUL	<p>Two storey front extension with flat roof to incorporate sky pod (retrospective) - 1 Allendale Road, Blyth</p> <p>Main issues: the development would not respect the form and character of the dwelling or the surrounding street scene</p>	<p>31 December 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02789/FUL	<p>Proposed roof terrace - 3 Dunkirk Terrace, Corbridge</p> <p>Main issues: works are not in keeping with the terrace and would cause harm to the appearance of the property and Conservation Area.</p>	<p>3 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
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>4 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</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>	
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>4 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01671/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>
18/01672/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</p>	<p>4 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	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	
18/03216/FUL	Proposed detached dwelling and detached garage - land south of 18 Victoria Road, Wooler  Main issues: out of character with and detrimental visual impact upon the surrounding street scene.	15 January 2019  Delegated Decision - Officer Recommendation: Refuse

## 2. Appeals Withdrawn

None

## 3. Inquiry and Hearing Dates

Reference No	Description and Address	Inquiry/Hearing date and Decision Level
16/04486/FUL	Detailed planning proposal for 53 residential dwellings and associated infrastructure - land North of The Garth, Pottery Bank, Morpeth  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	Inquiry date: 4 - 7 June 2019  Committee Decision - Officer Recommendation: Approve

17/01799/FUL	<p>Development of 12no. Mobile Home Act compliant Twin Unit Residential Lodges/Bungalows (as amended 13/12/17) - land west of Treetops, Callally Road, Whittingham</p> <p>Main issues: development would not reflect local character or distinctiveness of Whittingham and its Conservation Area and would have an adverse impact on the setting of a historic rural village.</p>	<p>Hearing date: 30 January 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
17/03366/FUL	<p>Construction of an agricultural workers dwelling of four bedrooms adjacent to existing agricultural building sited on 11.98 hectares of owner occupied farm land - Carterway Heads, Consett</p> <p>Main issues: new dwelling in the open countryside and no special circumstances demonstrated for construction of a dwelling for a rural worker; and siting and design of the dwelling not appropriate in this location with detrimental impact upon North Pennines AONB</p>	<p>Hearing date: 26 March 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

#### 4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
17/02595/OUT	Outline Application for 10 self build dwellings with all matters reserved, except for access (revised description, 18th August 2017) - Land south-east of Parkside Place, West Woodburn	N

	<p>Main issues: development outside of the settlement within the open countryside, and impacts on highway safety.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
17/02847/FUL	<p>Proposed holiday accommodation (2 luxury tree house glamps) - land north-west of Southern Wood, Morpeth</p> <p>Main issues: unacceptable development in the open countryside and Green Belt, and insufficient information to assess ecological impacts.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
17/00884/FUL	<p>Conversion of existing Grade II listed building to accommodate 13 No. self contained residential apartments (C3 use class) and development of 4 dormer bungalows (3no. 3 bed and 1no. 4 bed) within former car parking area - 94 Newgate Street, Morpeth</p> <p>Main issues: impact on amenity of neighbouring residents; and harm to heritage assets</p> <p>Committee Decision - Officer Recommendation: Approve</p>	N

## 5. Planning Appeals Allowed

Reference No	Proposal and main planning considerations	Award of Costs?
18/00672/FUL	<p>Development of 14 dwellings; conversion of Allerburn House to 3 apartments including demolition of later extensions and refurbishment of Lodge - amended 27/03/18 - Allerburn House, Denwick Lane, Alnwick</p>	N



	<p>Main issues: adverse impact upon residential amenity; adverse visual impact; adverse impact on setting of non-designated heritage asset.</p> <p>Committee Decision - Officer Recommendation: Approve</p> <p>Comments: The Inspector concluded that the development “<i>would result in an appropriate reuse of a redundant building and its surrounding area which is adjacent to an established residential area. Whilst the proposed scheme would inevitably have a visual impact for neighbouring occupiers, the nature, scale, massing, layout and general design of the proposed scheme would result in no material harm to residential amenity. Furthermore, the scheme would protect and enhance the setting of Allerburn House as a non-designated heritage asset. It would also provide a range of housing types within the locality in an appropriate and reasonable location which would be accessible to local services and facilities. Therefore, with all matters considered, I conclude these benefits outweigh the very limited harm which would likely result from the proposal</i>”.</p>	
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**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

None

### Implications

<b>Policy</b>	Decisions on appeals may affect future interpretation of policy and influence policy reviews
<b>Finance and value for money</b>	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
<b>Legal</b>	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
<b>Procurement</b>	None
<b>Human Resources</b>	None
<b>Property</b>	None
<b>Equalities</b> (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
<b>Risk Assessment</b>	None
<b>Crime &amp; Disorder</b>	As set out in individual reports and decisions
<b>Customer Consideration</b>	None
<b>Carbon reduction</b>	Each application/appeal may have an impact on on the local environment and have been assessed accordingly
<b>Wards</b>	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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