



Northumberland

County Council

STRATEGIC PLANNING COMMITTEE

DATE: 2 APRIL 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
18/00074/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>
18/02047/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>
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Outline application for 2 no. 2.5 storey dwelling houses with garages all matters reserved (re-submission of withdrawn outline planning application 17/00666/OUT) - Plots 5 and 6, land north of Dyke House, The Avenue, Medburn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>
18/00670/FUL	<p>Application for seven holiday cottages and one manager's cottage with associated parking, landscaping and</p>	<p>18 December 2018</p>

	<p>improvements to existing access - land at Bank House Farm, Acklington</p> <p>Main issues: construction of new dwellings in an unsustainable location</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>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>4 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</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 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>
18/03216/FUL	<p>Proposed detached dwelling and detached garage - land south of 18 Victoria Road, Wooler</p> <p>Main issues: out of character with and detrimental visual impact upon the surrounding street scene.</p>	<p>15 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01243/FUL	<p>Development comprising a detached dwelling and associated single storey detached garage block - land north of Stonelea and White Cottage, Whalton</p> <p>Main issues: inappropriate development in the Green Belt and no very special circumstances that outweigh the harm;</p>	<p>15 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	development in the open countryside and no essential need justified; and not a sustainable location for new housing	
18/03292/FUL	First floor rear extension with flat roof and lantern - 83 Hodgsons Road, Blyth Main issues: design out of character with dwelling and surrounding area.	21 January 2019 Delegated Decision - Officer Recommendation: Refuse
18/01760/FUL	Re-submission: Construction of a two storey extension - 14 Watling Street, Corbridge Main issues: harmful impact upon Corbridge Conservation Area and setting of the listed building; and loss of amenity space with negative impact on amenity of residents.	21 January 2019 Delegated Decision - Officer Recommendation: Refuse
18/02881/LBC	Retrospective application for windows replaced in timber - Wagonway Lodge, Wagwonway Road, Alnwick Main issues: loss of historic fabric and harm to the listed building	23 January 2019 Delegated Decision - Officer Recommendation: Refuse
18/01262/FUL	Erection of dwelling house - land south east of The Vicarage, South Side, Shilbottle Main issues: harm to the historic core of the village and setting of listed buildings; adverse impacts on residential amenity; safe and suitable access could not be achieved; and impacts on ecology;	23 January 2019 Delegated Decision - Officer Recommendation: Refuse
18/01818/FUL	Application for the erection of a timber garden studio for business use - land south east of 10 The Village, Fenwick Main issues: building would be out of character with the area and detrimental to visual amenity and streetscene	29 January 2019 Delegated Decision - Officer Recommendation: Refuse

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 and no essential need justified; and not a sustainable location for new housing</p>	<p>5 February 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
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>
18/00504/ADE	<p>Advertisement consent for 4 hoarding signs (or 2 if more acceptable, north and south) on roundabout for 'Kirkarle Courtyard Kitchens' - Dobbies Roundabout, A696 to Ponteland Road, Ponteland</p> <p>Main issues: adverse impact on road safety</p>	<p>12 February 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

18/03167/ADE	<p>Retrospective Advertisement Consent: Installation of 1 no. non-illuminated hoarding sign - signage east of Lifeboat House, Seahouses</p> <p>Main issues: negative impact on visual amenity of AONB and Conservation Area</p>	<p>4 March 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/02215/OUT	<p>Outline permission for 9 no. residential units (C3 use) (all matters reserved) - Butley ben, North Lane End, Morpeth</p> <p>Main issues: inappropriate development in the Green belt and open countryside</p>	<p>11 March 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/03085/FUL	<p>Erection of one 3 bedroomed dwellinghouse - land west of Chapel Lane, The Chare, Wall</p> <p>Main issues: harmful to the character of the Conservation area; and unacceptable impacts upon amenity of neighbouring residents</p>	<p>12 March 2019</p> <p>Delegated 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 character of the village.</p>	<p>13 March 2019</p> <p>Committee Decision - Officer Recommendation: Approve</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>
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</p>	<p>Hearing date: 26 March 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	dwelling not appropriate in this location with detrimental impact upon North Pennines AONB	
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4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
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 mitigation in relation to recreational disturbance impacts on coastal sites</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
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 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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N

5. Planning Appeals Allowed

Reference No	Proposal and main planning considerations	Award of Costs?
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>Delegated Decision - Officer Recommendation: Refuse</p>	N

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	<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</p>	11 February 2019

	served in respect of unacceptable works that have been undertaken.	
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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 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.

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