



Northumberland

County Council

STRATEGIC PLANNING COMMITTEE

DATE: 7 MAY 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
17/03367/OUT	Outline application for 2 no. 2.5 storey dwelling houses with garages all matters reserved (re-submission of withdrawn outline planning application 17/00666/OUT) - Plots 5 and 6, land	15 November 2018 Committee Decision - Officer

	<p>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>Recommendation: Approve</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</p>	<p>4 January 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	light and would appear overbearing to the residents of this property	
18/01671/VAR YCO	Variation of condition 10 (holiday occupancy) pursuant to planning permission A/2008/0543 - Netherton Burnfoot Steading, Netherton 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	4 January 2019 Delegated Decision - Officer Recommendation: Refuse
18/01672/VAR YCO	Variation of condition 10 (holiday occupancy) pursuant to planning permission A/2008/0543 - Netherton Burnfoot Steading, Netherton 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	4 January 2019 Delegated Decision - Officer Recommendation: Refuse
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
18/01818/FUL	Application for the erection of a timber garden studio for business use - land south east of 10 The Village, Fenwick	29 January 2019 Delegated Decision - Officer

	Main issues: building would be out of character with the area and detrimental to visual amenity and streetscene	Recommendation: Refuse
18/03108/AGT RES	Proposed change of use of agricultural building to residential - the Gin Gan, Whalton Main issues: the proposal would not constitute permitted development due to extent of proposed building operations	4 February 2019 Delegated Decision - Officer Recommendation: Refuse
18/01508/FUL	Construction of two dwellings - land north of Lynebank, Ulgham 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	5 February 2019 Committee Decision - Officer Recommendation: Refuse
18/01370/OUT	Outline application (with some matters reserved) for 4 dwellings - land south east of Greensfield Moor Farm, Alnwick Main issues: development in the open countryside that would adversely affect the rural setting and character of the area.	6 February 2019 Delegated Decision - Officer Recommendation: Refuse
18/02189/FUL	Residential development (use class C3) for six single storey dwellings with associated landscaping and access - 26 Station Road, Stannington, Morpeth Main issues: inappropriate development in the Green Belt and no very special circumstances that outweigh the harm.	6 February 2019 Committee Decision - Officer Recommendation: Refuse
18/03167/ADE	Retrospective Advertisement Consent: Installation of 1no. non-illuminated hoarding sign - signage east of Lifeboat House, Seahouses	4 March 2019 Delegated Decision - Officer Recommendation: Refuse

	Main issues: negative impact on visual amenity of AONB and Conservation Area	
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	11 March 2019 Delegated Decision - Officer Recommendation: Refuse
18/03085/FUL	Erection of one 3 bedrooomed 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	12 March 2019 Delegated Decision - Officer Recommendation: Refuse
18/00162/OUT	Outline Application (All Matters Reserved); 40 Dwellings - As Amended 23/07/18 - land south of Lightpipe farm, Longframlington 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.	13 March 2019 Committee Decision - Officer Recommendation: Approve
18/02483/FUL	Change of use to residential (C3 use) comprising 24 no. houses, access road and landscaping - land west of Hawthorns, Longframlington Main issues: obtrusive development in the rural landscape that would adversely affect the rural setting; and fails to address issues of drainage discharge.	18 March 2019 Delegated Decision - Officer Recommendation: Refuse
18/02411/FUL	Demolition of outbuilding and construction of one dwelling (retrospective) as variation to	20 March 2019

	<p>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>
18/03779/FUL	<p>Proposed balcony extension - 27 Bernicia Way, Beadnell</p> <p>Main issues: inappropriate design for the property and surrounding area.</p>	<p>1 April 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>
18/02339/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</p>	<p>11 April 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	potential impacts on bats and other protected species	
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>

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 and fails to support the conservation and enhancement of the countryside; and the proposal fails to protect and enhance the distinctive landscape character of Embleton</p>	<p>Hearing date: 16 July 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>
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4. Planning Appeals Dismissed

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

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; development in the open countryside and no essential need justified; and not a sustainable location for new housing</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/03292/FUL	<p>First floor rear extension with flat roof and lantern - 83 Hodgsons Road, Blyth</p> <p>Main issues: design out of character with dwelling and surrounding area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/01760/FUL	<p>Re-submission: Construction of a two storey extension - 14 Watling Street, Corbridge</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/01761/LBC	<p>Listed Building Consent: Re-submission - Construction of a two storey extension - 14 Watling Street, Corbridge</p> <p>Main issues: harmful impact upon the listed building.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N

18/02881/LBC	<p>Retrospective application for windows replaced in timber - Wagonway Lodge, Wagwonway Road, Alnwick</p> <p>Main issues: loss of historic fabric and harm to the listed building</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/01262/FUL	<p>Erection of dwelling house - land south east of The Vicarage, South Side, Shilbottle</p> <p>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</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/00504/ADE	<p>Advertisement consent for 4 hoarding signs (or 2 if more acceptable, north and south) on roundabout for 'Kirkharle Courtyard Kitchens' - Dobbies Roundabout, A696 to Ponteland Road, Ponteland</p> <p>Main issues: adverse impact on road safety</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
17/03366/FUL	<p>Construction of an agricultural worker's 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>	N

	Delegated Decision - Officer Recommendation: Refuse	
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5. Planning Appeals Allowed

Reference No	Proposal and main planning considerations	Award of Costs?
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>Committee Decision - Officer Recommendation: Refuse</p> <p><i>Comments: The Inspector commented that the visual impact of the proposal on its surroundings and the character and appearance of the Conservation Area (CA) would be less than that of the approved 2013 scheme. It was acknowledged that introducing mobile homes or lodges into the historic village setting would bring an element of contrast to the character and appearance of the area and the CA. However, the impact was found to be limited.</i></p> <p><i>Whilst the proposal would be an unfamiliar form of development to the prevailing character of properties, the Inspector did not consider there to be any detrimental effect on the qualities of the surrounding area. The Inspector concludes the proposed development would preserve the character</i></p>	N

	<i>and appearance of the CA and preserve its significance as a designated heritage asset.</i>	
18/00074/OUT	<p>Outline application for construction of a 4 bedroom detached dwelling house (All Matters Reserved) - land west of St Philip & St James Church, Whittonstall</p> <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>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.

Author and Contact Details

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