



# Northumberland

## County Council

### STRATEGIC PLANNING COMMITTEE

DATE: 3 DECEMBER 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>
14/01898/OUT	Outline application for construction of single detached dwelling house - land west of Bramblings, Tranwell Woods, Morpeth	17 June 2019 Committee Decision - Officer

	Main issues: inappropriate development in the Green Belt.	Recommendation: Refuse
18/03053/FUL	<p>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>
18/03054/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</p>	<p>27 June 2019</p> <p>Committee Decision - Officer Recommendation: Refuse</p>

	and any limited public benefits would not outweigh the harm.	
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>
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>
18/04460/FUL	<p>Change of use of land and the siting of 5 no. 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>
18/01020/OUT	<p>Outline Application (With Layout) - 15 Dwellings (100% Self Build Plots) &amp; 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>
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</p>

		reduction in height of hedge
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>8 October 2019</p> <p>Appeal against non-determination</p>

	Main issues: harm to Conservation Area and setting of listed buildings	
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>
18/01724/FUL	<p>New one bedroomed single storey cottage in garden as ancillary accommodation to main cottage, new parking and turning area - 22 Links Road, Bamburgh</p>	<p>22 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	Main issues: adverse impact on residential amenity.	
19/01771/ADE	Replacement of an existing illuminated 48-sheet advertisement display with an illuminated 48-sheet digital advertisement display - 469 Cowpen Road, Blyth  Main issues: harm to the amenity of the area; and harm to public and highway safety.	29 October 2019  Delegated Decision - Officer Recommendation: Refuse
18/04418/FUL	Proposed new single-storey dwelling adjacent to Westfield, Hepscott (amended plans 11.07.2019) - Westfield, Hepscott, Morpeth  Main issues: not appropriate subdivision of the site resulting in detrimental impact to the character of Hepscott; and loss of amenity to existing and future occupants.	1 November 2019  Delegated Decision - Officer Recommendation: Refuse
18/03873/OUT	Outline planning permission with all matters reserved for the demolition of an existing garage and erection of a single residential unit - land south-west of Barmoor Farm, Barmoor  Main issues: development in the open countryside; and inappropriate development in the Green Belt.	1 November 2019  Delegated Decision - Officer Recommendation: Refuse

## 2. Appeals Withdrawn

Reference No	Description and Address	Decision Level
17/04414/FUL	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	Committee Decision - Officer Recommendation: Refuse

	Main issues: no appropriate mix of affordable homes; lack of information to assess ecological impacts; adverse effect on designated sites; Section 106 not secured.	
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### 3. Inquiry and Hearing Dates

Reference No	Description and Address	Inquiry/Hearing date and Decision Level
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 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.</p>	<p>Hearing date: 15 October 2019</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

### 4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
18/04344/FUL	<p>Ground and first floor extension to cottage - Rose Cottage, Longhoughton Road, Lesbury</p> <p>Main issues: the development would result in less than substantial harm and have an</p>	No - claim refused



	<p>adverse effect on the Conservation Area; and the design would not represent an appropriate form of development.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
19/00151/FUL	<p>Construction of two-storey extensions to the side and rear and porch to front - Blackhall Mill, The Mill, Juniper, Steel</p> <p>Main issues: inappropriate development in the Green belt and very special circumstances do not exist.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
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>Delegated Decision - Officer Recommendation: Refuse</p>	N
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>Delegated Decision - Officer Recommendation: Refuse</p>	N

17/04290/OUT	<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>Delegated Decision - Officer Recommendation: Refuse</p>	N
18/03397/FUL	<p>Erection of a new dwelling house - land north of Cheviot View, Netherton</p> <p>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.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No - claim refused
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</p>	N

	<p>countryside; insufficient information to assess impacts on highway safety.</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 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>Committee Decision - Officer Recommendation: Refuse</p>	N
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>Delegated Decision - Officer Recommendation: Refuse</p>	N

## 5. Planning Appeals Allowed

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

**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 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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