

Tynedale Local Area Council Planning Committee

13 February 2018

ITEM FOR INFORMATION

PLANNING APPEALS

1. Purpose of report

1.1 For Members' information to report the progress of planning appeals.

2. Implications

2.1 Policy: Decisions on appeals may affect future interpretation of policy and influence policy reviews.

Finance: None.

Personnel: None.

Property: No Northumberland County Council property is affected.

Human Rights: The individual's right to enjoyment of their property and to a fair hearing is involved.

3. Appeals Received

3.1

Reference No	Description and Address	Appeal Start Date and Decision Level
16/01647/OUT	Proposed 4no. detached dwellings - Land north of Plot 5 Prospect Farm, The Avenue, Medburn Main Issues: Density of development and layout out of keeping with the character of the area and loss of amenity for residents	5 July 2017 Delegated Decision - Officer Recommendation: Refuse
17/01294/OUT	Outline application for construction of rural	6 October 2017

	<p>workers dwelling - Border Forest Caravan Park, Rochester, NE19 1TF</p> <p>Main Issues: Development in the countryside and essential need for a rural worker</p>	<p>Delegated Decision - Officer Recommendation: Refuse</p>
17/02532/CLPROP	<p>Certificate of lawful development - proposed use for construction of detached outbuilding - Normont, Fourstones, Hexham, NE47 5DT</p> <p>Main Issues: Whether proposal is permitted development</p>	<p>10 November 2017</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
17/02638/LBC	<p>Listed Building Consent for removal of existing slate roof and replace with plastisol coated steel box profile sheets - Low Horton farm, Blyth, NE24 4HG</p> <p>Main Issues: Harm to the significance of the listed building resulting in negative impact on and loss of historic fabric, special character and setting.</p>	<p>28 November 2017</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
17/00938/OUT	<p>Outline application for construction of one dwelling - Corsenside, West Woodburn</p> <p>Main Issues: New dwelling in open countryside; impact on rural setting and character of landscape; and lack of ecological survey.</p>	<p>28 November 2017</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

4. Appeals Withdrawn

4.1 None

5. Inquiry and Hearing Dates

Reference No	Proposal and main planning considerations	Date of Hearing or Inquiry
16/03642/OUT	<p>Outline application for the development of approximately 125no. units with associated access - Land at Willowburn Trading Estate, Alnwick</p> <p>Main Issues: Refused due to loss of employment land and construction of housing would be contrary to the Alnwick and Denwick Neighbourhood Plan without any level of public benefit that would justify the loss of employment land</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	Inquiry date not set

6. Planning Appeals Dismissed

6.1

Reference No	Proposal and main planning considerations	Award of Costs?
17/02799/FUL	<p>Construction of two storey house with detached double garage - South Close, Plot 1, Sandy Bank, Riding Mill, NE44 6HT</p> <p>Main Issues: Effect of the proposal on the character and appearance of the surrounding area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
17/01825/FUL	Sunroom extension to the rear at first floor level - 2 Oakey Dene, Allendale, NE47 9EL	N

	<p>Main Issues: Effect of the proposal on the character and appearance of the host dwelling and the wider area, particularly the location within the North Pennines AONB</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
17/00786/FUL	<p>Construction of guest accommodation - Wedding Venue, Doxford Farm, Doxford, NE67 5DY</p> <p>Main Issues: Whether the proposal would be a sustainable location for new build guest accommodation and the effect of the proposal on the character and appearance of the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
17/00772/OUT	<p>Outline application for erection of up to 25 dwellings with all detailed matters reserved - Southcroft Stables, The Croft, Ulgham, Morpeth, NE61 3BB</p> <p>Main Issues: Whether the site is within the Green Belt; if so whether the proposal would be inappropriate development in the Green Belt having regard to the NPPF and development plan policies; the effect on the openness of the Green Belt; the effects on the character and appearance of the area; and whether harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, and if so would this amount to very special circumstances required to justify the proposal.</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	N
16/04458/FUL	<p>Change of use of land to accommodate 150 holiday lodges and operational development of roads and pitches along with new site access - Longhirst Hall Golf Club, Longhirst Hall Drive, Longhirst, NE61 3LL</p>	N

	<p>Main Issues: Whether the site is within the Green Belt; if so whether the proposal would be inappropriate development in the Green Belt having regard to the NPPF and development plan policies; the effect on the openness of the Green Belt; and whether harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, and if so would this amount to very special circumstances required to justify the proposal.</p> <p>Committee Decision - Officer Recommendation: Approve</p>	
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7. Planning Appeals Allowed

7.1 None

8. Planning Appeals: split decision

8.1 None

9. Enforcement Appeals Received

9.1 None

10. Enforcement Appeals Dismissed

10.1 None