



TYNEDALE LOCAL AREA COUNCIL PLANNING COMMITTEE

DATE: 26 SEPTEMBER 2018

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
17/03598/DISCON	Discharge of condition 24 (Gas Protection Measures) relating to planning permission 15/02628/FUL -	21 May 2018 Delegated Decision - Officer

	<p>Land east of Barrington Park, East Sleekburn</p> <p>Main issues: insufficient information in respect of ground gas protection measures to discharge condition</p>	<p>Recommendation: Refuse</p>
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>21 May 2018</p> <p>Committee Decision - Officer Recommendation: Approve</p>
17/02304/LBC	<p>Listed building consent for enclosure of the existing entrance courtyard with a flat roof and roof lantern, including re-roofing of the North elevation of the outhouse roof with new - Midcote, Shoreston, Seahouse</p> <p>Main issues: less than substantial harm to Grade II listed building identified has not been demonstrated as necessary and has not been justified.</p>	<p>21 May 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/00613/FUL	<p>Demolition of existing garage and erection of new dwelling - 66 Newlyn Drive, Parkside Dale, Cramlington</p> <p>Main issues: incongruous addition upon the street scene; and inappropriate parking provision that would impact upon amenity space.</p>	<p>19 July 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
17/02492/OUT	<p>Outline permission for change of use of land for the development of a small holiday chalet site to include approximately 7 pitches plus a site manager's chalet - land north-west of Shortlaw, Alnwick</p>	<p>7 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	<p>Main issues: not a sustainable form of development due to isolated location within the open countryside and limited accessibility; new residential development in the open countryside and no justification to demonstrate an essential need for such accommodation; not a suitable access direct from A1 trunk road; insufficient information to assess harm to priority habitats and insufficient mitigation with harm to biodiversity; and insufficient information to be able to assess impact of road traffic noise from the A1 trunk road on the manager's accommodation.</p>	
16/03778/OUT	<p>Outline permission for up to 16 dwellings with all matters reserved apart from access - land north of The Avenue, Medburn</p> <p>Main issues: increase in vehicular traffic along The Avenue and access from the C345, which presents visibility issues - a safe and suitable access could not be achieved; site is not located within the developed part of Medburn and is not on previously developed land or infill, and would represent overdevelopment; not a sustainable location for new housing due to being poorly served by services/facilities and limited public transport; no appropriate contribution to affordable housing provision; and no appropriate contribution towards education.</p>	<p>7 August 2018</p> <p>Committee Decision - Officer Recommendation: Approve subject to S106 Agreement towards off-site affordable housing provision and education</p>
18/00567/FUL	<p>Construction of single storey garden room to North elevation - The Old Cottage, 4 West Wharmley Cottages, Hexham</p> <p>Main issues: the design, siting and layout of the extension are not considered to be in-keeping with the</p>	<p>8 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	<p>character of the existing building; by virtue of the modern design of the extension, the proposed development would fail to harmonise with the building and would cause substantial harm to the character and setting of the Grade II Listed Buildings; and the use of modern materials, architectural style and extensive modern glazing would be out of keeping with the character of the property, in turn imposing harm to its appearance, setting and relationship with adjoining buildings.</p>	
18/01072/FUL	<p>Erection of 2 detached dwellings and 2 detached garages and associated infrastructure - land east of East Lea, Humshaugh</p> <p>Main issues: loss of amenity open space resulting in harm to amenity of residents and undermine high standard of design of approved scheme.</p>	<p>9 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/00412/FUL	<p>Proposed erection of two bay garage; demolition of garden shed and removal of trees - Colwyn, St Helens Lane, Corbridge</p> <p>Main issues: harm to the character and appearance of the Conservation Area due to increased density of development; and detrimental impact upon amenity of neighbouring residents</p>	<p>13 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

2. Appeals Withdrawn

None

3. Inquiry and Hearing Dates

Reference No	Description and Address	Inquiry/Hearing date and Decision Level
17/00389/FUL	<p>Change of use to caravan storage including erection of boundary fence and access roads as supplemented by drainage strategy plan received 18/05/17 and amended by site layout plan received 08/06/17 together with cabin details - Land between A189 and B1505, Cramlington</p> <p>Main issues: potential to generate a significant increase in traffic with insufficient evidence to demonstrate impact, and potential for the development to give rise to severe impacts on the highway network to the detriment of road users and general highway safety; and the proposal would result in overdevelopment, would be out of keeping with the character of the area and represents a significant visual intrusion to the detriment of the amenity of the area.</p>	<p>Hearing Date: 12 September 2018</p> <p>Committee Decision - Officer Recommendation: Approve</p>

4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
17/02272/FUL	<p>Change of use of land from private garden for development of single residential dwelling, garage, car parking, access and garden area - Hall View, Birtley, Hexham</p> <p>Main issues: unsustainable and inappropriate location for new housing; harm to setting of listed building; and backland development resulting in harm to character and appearance of the area</p>	N

	Committee Decision - Officer Recommendation: Approve	
17/04351/FUL	Change of use of public open space to form residential garden land - 7 Ringwood Drive, Parkside Glade, Cramlington Main issues: loss of public open space and harm to visual appearance and character of the locality Delegated Decision - Officer Recommendation: Refuse	N
17/04333/FUL	Retrospective permission for the construction of single storey rear extension - 19 Badgers Green, Lancaster Park, Morpeth Main issues: impact on visual amenity and disproportionate scale Delegated Decision - Officer Recommendation: Refuse	N
17/03660/OUT	Outline permission for up to 9 dwellings. All matters are reserved - Station Road, Haydon Bridge Main issues: loss of employment site; lack of information to assess noise and contamination; and lack of information to assess impacts on trees and ecology. Delegated Decision - Officer Recommendation: Refuse	N
16/04673/OUT	Outline application for 2no detached two storey dwellings - land north of Bowes Hill, Newton Main issues: inappropriate development in the Green Belt Delegated Decision - Officer Recommendation: Refuse	N

17/03728/FUL	<p>Proposed construction of permanent site entrance and access track - Land west of Heathergate Country Park, Lowgate, Hexham</p> <p>Main issues: encroachment into the countryside and Green Belt; effect of lighting; and detrimental impact on the environment</p> <p>Committee Decision - Officer Recommendation: Approve</p>	N
16/02282/FUL	<p>Development of small caravan park to include 30 touring pitches, approximately 5 tent pitches, office/coffee shop and toilet/shower block - land west of Beacon Hill farm, High Hauxley</p> <p>Main issues: insufficient information in respect of surface water drainage and flood risk</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N

5. Planning Appeals Allowed

None

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

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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