



Northumberland County Council

North Northumberland Local Area Committee

20th February 2025

ADDENDUM REPORT

Application No: 24/00121/FUL

Proposal: Construction of two holiday lets (Sui Generis) with associated landscaping.

Site Address: Land North And East Of Dunstan House, Dunstan

Applicant: Janet Stansfield

RECOMMENDATION:

That members note the following updates and that the application be GRANTED permission subject to the conditions and S106 Legal Agreement as set out in the committee report.

1. Introduction

- 1.1 The purpose of this report is to update Members on additional representations and consultee responses to the above planning application.
- 1.2 The report confirms that the additional responses received do not alter the officer recommendation, however 1no additional condition is recommended should members be minded to approve the application.

2. Consultee Responses

2.1 Ecology

- 2.11 No objection subject to the conditions and advisory notes attached to the Ecology response of 21st March 2024 being attached to any approval which may be issued. A contribution of £691 to the Coastal Mitigation Service is required. *[Please note this is different to the figure set out in the recommendation section of the committee report.]*

2.2 Build Heritage & Design

2.21 The design and materials palette has been significantly revised to better fit locally distinct architectural styles, detailing and materials. Both houses are now proposed as single storey imparting a more subservient scale than in the earlier iteration of the proposal. We withdraw our objection but suggest consideration be given to suitably worded conditions covering the submission of samples for main construction materials and precise details, including samples, of boundary treatments. The LPA may also consider it prudent to restrict PD rights. Please note conditions are already proposed covering these matters.

2.3 Archaeology

2.31 The development would include localised site clearance, landscaping, the construction of new dwellings and associated services. These works would damage or destroy any archaeological remains within their footprint. In this case, noting the scale of development proposed and the level of risk to any unrecorded archaeological remains that may be present, a programme of archaeological monitoring during initial groundworks ('watching brief') is considered to be an appropriate mitigation response. A condition is already recommended to secure this work.

3. Third Party Representations

3.1 Since the committee report was submitted to Democratic Services an additional 52 objections have been received. 39 of these have been in the form of signed template letters, of which 25 are from new respondents, with the remainder being from people who had already submitted their own objections independently. An additional 13 objections have been received, 3 of which are new, with the remainder coming from previous objectors. Finally, a planning consultant has submitted updated objections on behalf of 6 property owners within the village.

3.2 The new comments received are all reiterations of previous points made or cover the same ground as points made by others, as set out in the summary in the committee report.

4. Summary

4.1 As set out in the committee report, officers are supportive of the application. The additional comments received do not alter the assessment of the application.

5. Recommendation

5.1 That members note the above updates and that the application be GRANTED permission subject to the conditions and S106 Legal Agreement as set out in the committee report.

Date of Report: 19.02.2025

Background Papers: Planning application file(s) 24/00121/FUL