

Dear members,

I am speaking as the ward councillor not because I have been involved in any way with this application but because the applicant and agent have copied me in to numerous emails from the start which was over a year ago. Since this was an application to change the design to a smaller dwelling and move the proposed dwelling into a more sensible location on a site that already had planning permission i assumed it would be relatively straightforward and would just be a delegated approval.

However I was very surprised to find the Officer recommendation is for refusal. The report is rather negative towards the application and uses certain information that i find factually incorrect.

Paragraph 7.4 brings into the discussion sustainable location and Sparty Lea is not listed as a smaller village in the Tynedale core strategy. The Allendale Neighbourhood plan, which is the most up to date polices we have allows new housing in all villages, settlements and hamlets in the parish so I'm not sure the relevance of this paragraph.

The report mentions a car port which conjures up something more urban. The application simply has an internal garage which doesn't have an external door.

The report states the application has large dormer windows, the submitted plans clearly show small dormer windows. In a discussion with an officer yesterday it was agreed they are small.

Timber cladding is not traditional. Well if that's right please explain how a delegated decision allowed timber cladding on a massive scale on a house just a few miles away in the same parish with the same neighbourhood planning policies?

The AONB design guide may say timber cladding is rarely used it doesn't say it objects to it. But timber is being used more often in the parish now with numerous Shepherds huts, glamping pods, log cabins for tourist accommodation and two log cabin dwellings.

Most of this proposed dwelling is stone built using stone from the original barn that fell down many years ago with a traditional slate roof.

The report hints that dormer windows are not a local feature,there is a couple of semi detached properties 40 metres away with dormer windows , two properties 200 metres south with dormers and many of the old miners cottages because of the lower roof height have dormers and in the wider parish there must be hundreds.

On the subject of unsuitable materials in an AONB perhaps someone could explain to the committee why delegated approval was given to a traditional farmhouse renovation 200 metres away on the side of the main road where about a third of the house is clad in black tin. Certainly not to peoples taste but obviously acceptable to officers.

This application has the support of the Parish Council, a body which takes its Neighbourhood plan very seriously and also has my support.

The application proposes better siting, better access, a lower roof height and a smaller building to give more amenity space and gardens.

Hopefully during members questions and debate you the committee can come to a sensible decision and bring some consistency back to decision making in the Allendale area.

I cannot understand how swathes of black tin is acceptable but small scale timber cladding isn't when it is on a massive scale s few miles down the road.

Furthermore, with the lower roof height to the previous approval it will have a lot less impact and will hardly be noticed from the main road which is adjacent but at a much greater height

Colin Horncastle

South Tynedale