



Northumberland County Council

Appeal Update Report

Date: January 2021

Planning Appeals

Report of the Executive Director of Regeneration, Commercial and Economy

Cabinet Member: Councillor JR Riddle

Purpose of report

For Members' information to report the progress of planning appeals. This is a monthly report and relates to appeals throughout all 5 Local Area Council Planning Committee areas and covers appeals of Strategic Planning Committee.

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.

Recent Planning Appeal Decisions

Planning Appeals Allowed (permission granted)

Reference No	Proposal and main planning considerations	Award of costs?
None		

Planning Appeals Split Decision

Reference No	Proposal and main planning considerations	Award of costs?
None		

Planning Appeals Dismissed (permission refused)

Reference No	Proposal and main planning considerations	Award of costs?
20/01111/FUL	<p>To provide loft room in existing roof and associated internal and external modifications – 17 West Road, Prudhoe</p> <p>Main issues: inappropriate scale and design that would be out of scale and character with the property and surrounding area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/00272/FUL	<p>Replacement of front door and windows, creation of under-croft leading from front to rear, insertion of two conservation roof-lights to front roof slope, rear two-storey extension, construction of new boundary treatments to southern and western boundaries - Town View Cottage, West End, Holy Island</p> <p>Main issues: inappropriate scale, mass and design and harmful impact on residential amenity; and would fail to sustain or enhance the environment.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01094/CLPROP	<p>Lawful development certificate for proposed erection of 1.8m high wooden fence – land south-east of 28</p>	No – claim

	<p>Cuthbert Way, Collingwood Manor, Morpeth</p> <p>Main issues: the proposed development would conflict with the approved landscaping plan for the area.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	refused
19/04971/FUL	<p>Change of use to Sui Generis Hostel providing short to medium term lodging includes some internal demolition - Wellington House, Wolsley Road, Blyth</p> <p>Main issues: inadequate parking provision and impact on highway safety; fails to address concerns in relation to gas protection measures; and no satisfactory mitigation has been provided in respect of protected bird species.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
20/01408/OUT	<p>Outline application for erection of 4 no. dwellinghouses (C3 use) plus new access road - (All Matters Reserved) - land north of 31 Station Road, Station Road, Stannington</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; harmful impact on the rural character of the area, open countryside and Green Belt; insufficient information to assess the significance of any archaeological heritage assets; insufficient information to assess impacts upon ecology; and insufficient information to assess impacts on hydrology and flood risk.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	No
19/01055/FUL	<p>Proposed erection of rural worker's dwelling - land south of Woodside Cottage, Bardon Mill</p> <p>Main issues: lack of justification of essential need for new dwelling in the open countryside and concerns over location of new dwelling</p> <p>Appeal against non-determination.</p>	Yes - partial award allowed
20/01324/FUL	<p>Proposed construction of swimming pool outbuilding within the residential curtilage – Clontibret, Allendale</p>	No

	<p>Road, Hexham</p> <p>Main issues: inappropriate development in the Green Belt.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	
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Planning Casework Unit Referrals

Reference No	Proposal and main planning considerations	Award of costs?
None		

Planning Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date and decision level
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 reduction in height of hedge</p>
19/03930/FUL	<p>Demolition of redundant agricultural sheds and storage bay, with development of 4no. holiday cottages including access road, car parking, private garden areas, and other ancillary works - land south-west of Carterside Farm, Whitton</p> <p>Main issues: development in the open countryside in an unsustainable location; and unacceptable impact on landscape character and rural setting.</p>	<p>23 June 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/03973/FUL	<p>Outline permission for up to 18 dwellings (including 7 self-build plots), including affordable housing and access - land west of</p>	<p>10 July 2020</p> <p>Delegated Decision - Officer</p>

	<p>Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and rural setting of Wark; and insufficient information to assess impact on protected species.</p>	<p>Recommendation: Refuse</p>
19/05017/OUT	<p>Outline permission for change of use of agricultural land and construction of 9 no. residential dwellings (including 22% affordable housing) - land east of Greycroft, West Thirston</p> <p>Main issues: development in the open countryside; adverse impact upon the historic character of the village; and would fail to preserve the West Thirston Conservation Area.</p>	<p>27 August 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00173/OUT	<p>Outline application for development of 18 dwellings, including access road, car parking, landscaping, gardens and all other ancillary works (Some Matters Reserved) - land north-east of Scout Centre, The Green Mile, Barrasford</p> <p>Main issues: encroachment into the open countryside with harmful impact upon the character and appearance of the site and surrounding area; and location of site is not considered to be sustainable for a development of this scale.</p>	<p>28 August 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01221/FUL	<p>Proposal for construction of 1no. dwelling with associated access, car parking and landscaping - land north east of The Shires, Great North Road, Clifton</p> <p>Main issues: development in the open countryside; inappropriate development in the Green Belt; and fails to address concerns in respect of land contamination.</p>	<p>4 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/04221/OUT	<p>Development of a single residential dwelling, including car parking, access and garden area - land north of The Crest, Alnwick Road, Lesbury</p> <p>Main issues: development in the open</p>	<p>4 September 2020</p> <p>Delegated Decision - Officer Recommendation:</p>

	<p>countryside; the proposal fails to protect and enhance the distinctive landscape character of Lesbury and the wider area; fails to compensate for the loss of a pond that is a Habitat of Principal Importance; and no suitable mitigation to address recreational disturbance with adverse effect on the Northumbria Coast SPA and Ramsar Site and North Northumberland Dunes SAC.</p>	<p>Refuse</p>
<p>19/04903/FUL</p>	<p>Proposed development of nine self-build dwellings, along with associated highways access, vehicle parking and landscaping - land west of Westacres, Wark</p> <p>Main issues: development in the open countryside; harmful impact on the character and rural setting of Wark; fails to provide an acceptable scheme for the provision of affordable housing; and insufficient information to assess impact surface water drainage and flood risk.</p>	<p>4 September 2020</p> <p>Appeal against non-determination</p>
<p>19/00072/VARYCO</p>	<p>Removal of condition 21 (footway and lighting) on approved planning application 18/01245/OUT - Southcroft Stables, The Croft, Ulgham</p> <p>Main issues: the applicant fails to convincingly demonstrate that there is no longer the need for a footway connection on Ulgham Lane and this requirement remains relevant with respect to highway and pedestrian safety concerns.</p>	<p>7 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
<p>20/01756/CLPROP</p>	<p>Certificate of Lawful Proposed Development: Proposed change of use from agricultural building to dwellinghouse (Class C3) – land west of Hague Cottage, Wylam Wood Road, Wylam</p> <p>Main issues: the proposal is not permitted development.</p>	<p>16 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
<p>20/01800/AGRGO</p>	<p>Prior notification for a proposed new building to provide storage for forestry tools – land south-east of Hyons East Wood, Moor Road, Prudhoe</p>	<p>23 September 2020</p> <p>Delegated Decision - Officer</p>

	<p>Main issues: the proposed development is not reasonable necessary for the purposes of forestry and is therefore not permitted development.</p>	<p>Recommendation: Refuse</p>
20/01188/OUT	<p>Outline application for erection of single dwelling house, all matters except access are reserved – land to south-west of Kirkheaton Farm, Kirkheaton</p> <p>Main issues: development in the open countryside; would not be sympathetic to the local character of the village; and the proposal would have a harmful impact upon the setting of heritage assets.</p>	<p>29 September 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
19/04938/FUL	<p>Resubmission of approved planning application 17/02932/FUL Erection of new building comprising of 12 self-contained 1 bedroom apartments (use class C3) for specialised independent supported living with associated external works and car parking – land between 86-90, Front Street East, Bedlington</p> <p>Main issues: appeal against non-determination due to invalid application (no fee paid).</p>	<p>29 September 2020</p> <p>Appeal against non-determination</p>
19/01312/FUL	<p>Proposed dwelling for use by rural worker ancillary to Apperley Dene – land east of Apperley Dene, Stocksfield</p> <p>Main issues: inappropriate development in the Green Belt; and application has not demonstrated an essential need for a rural worker's dwelling in the open countryside.</p>	<p>20 October 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01697/FUL	<p>Construction of new rear two storey extension – 9 Longhirst Village, Longhirst</p> <p>Main issues: siting, scale and design result in less than substantial harm to the Conservation Area; harm to residential amenity of neighbouring dwelling; and lack of ecological survey.</p>	<p>26 October 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01814/FUL	<p>Proposed alterations to site layout with parking changes, secure tool (and nursery</p>	<p>2 November 2020</p> <p>Delegated</p>

	<p>materials) store position, hardstanding and size amended, new security gates and polytunnel amended – The Coop, Eachwick</p> <p>Main issues: inappropriate development in the Green Belt; store building is harmful to the rural character of the area; and fails to address concerns raised in respect of land contamination.</p>	<p>Decision - Officer Recommendation: Refuse</p>
20/01233/VARYCO	<p>Removal of Condition 3 (holiday use) pursuant to planning permission 16/03879/COU in order to allow use as principle dwellinghouse – The Coach House, Fenwicks Close Farm, Earsdon</p> <p>Main issues: would result in an isolated home in the countryside and would not be sustainable development.</p>	<p>3 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/01940/FUL	<p>Construction of single-storey dining room within courtyard – The Hemmel, Beal Bank, Warkworth</p> <p>Main issues: harm to the character and appearance of the existing building.</p>	<p>11 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00853/FUL	<p>Proposed single storey flat roof extension to rear (Amended description 07/05/2020) - 5 Dene Terrace, Riding Mill</p> <p>Main issues: unacceptable impact upon residential amenity.</p>	<p>17 November 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
20/00581/VARYCO	<p>Variation of conditions 2 (approved plans) and 4 (materials) pursuant to planning permission 17/03658/FUL in order to amend the flue position (to the front) and window materials (to be UPVC) and to remove the shutters. Removal of conditions 5 (landscape planting), 8 (boundary treatments) and 9 (refuse strategy) - land south east of Lifeboat House, Haven Hill, Craster</p> <p>Main issues: design and materials are out of character with the streetscene; and harm to the character and appearance of historic buildings and the Northumberland Coast AONB.</p>	<p>10 December 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

20/00450/FUL	<p>Retrospective: External display area for temporary timber summer house including local landscaping (amended description) - In-House Inspired Room Design Ltd, Global House, Bridge End Industrial Estate, Hexham</p> <p>Main issues: harmful impact upon the character and appearance of the area and detrimental to visual amenity.</p>	<p>10 December 2020</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
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Recent Enforcement Appeal Decisions

Enforcement Appeals Allowed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Dismissed

Reference No	Description and address	Award of costs?
None		

Enforcement Appeals Received

Appeals Received

Reference No	Description and address	Appeal start date
18/01524/LISTED	<p>Church View, Slaley</p> <p>Main issues: solar panels installed in 2006 without planning permission - requests for removal have been unsuccessful.</p>	2 December 2019
18/01344/ENDEVT	<p>Bridgend Caravan Park, Wooler</p> <p>Main issues: one Enforcement Notice appealed by three parties in respect of operational development to provide extra</p>	3 December 2019

	bases for residential static caravans with associated services	
18/00033/NOAPL	98 Millerfield, Acomb Main issues: development has been undertaken based on plans refused under planning application 17/00072/FUL	3 December 2019
18/00489/ENDEVT	Land at Moor Farm Estate, Station Road, Stannington Main issues: unauthorised waste reclamation yard and siting of multiple shipping containers	9 March 2020

Inquiry and Hearing Dates

Reference No	Description and address	Inquiry/hearing date and decision level
19/00247/FUL	Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth - land at Cold Law, Kirkwhelpington Main issues: development in the open countryside which fails to recognise the intrinsic character and nature of the countryside.	Inquiry date: 9 March 2021 Committee Decision - Officer Recommendation: Approve
18/03407/FUL	Construction of five new build two storey detached dwellings with three detached garages and associated access – land west of Brewery Close, Stamfordham Main issues: development in the open countryside; harmful impact on the character of the landscape and the area; overbearing impact on existing dwellings; out of keeping with surrounding properties; and no satisfactory mitigation has been secured resulting in harm to the ecological value of	Hearing date: 15 December 2020 (virtual hearing) Delegated Decision - Officer Recommendation: Refuse

	the site and surrounding grassland.	
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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?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/a	Planning applications and appeals are considered having regard to the Equality Act 2010
Risk assessment	None
Crime and disorder	As set out in individual reports and decisions
Customer consideration	None
Carbon reduction	Each application/appeal may have an impact 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.

Report author and contact details

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