

**Northumberland and Newcastle Society (N&N)**

**Planning comments for Northumberland County Council – August 2023**

<b>Application Reference</b>	<b>Application Type</b>	<b>Location Details</b>	<b>Proposal</b>
<a href="#">23/02939/FUL</a>	Full Application	Land North And West Of Hillcrest East Ord Northumberland	Erection of 30no. dwellings (Class C3), single and double garages and associated highways and landscape works
<b>Planning Officer</b>	Tony Lowe		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme subject to the comments below.</b></p> <p>We note this application appears to be a revision of previous applications which have been rejected. The current application is for fewer dwellings which we feel is an appropriate and positive amendment. Furthermore, the Society applauds the inclusion of affordable housing for local people.</p> <p>Notwithstanding our generic support for the application, we would wish the following matters to be considered:</p> <p>We share the concerns expressed in other submissions including the Berwick upon Tweed Civic Society that make the point the taller design of house is sited on the ridge line. We believe consideration should be given to the siting of the bungalow style dwelling upon the higher ground so that there is less visual impact from a distance.</p> <p>The N&amp;N believes the applicant needs to give serious consideration to a Sustainable Drainage System (SuDS) as outlined by the Local Lead Flood Authority (LLFA). We also note the proposed plan needs to allow for the continued use of the Rights of Way footpath 19 which runs through the development. In addition to these points we welcome and support the planting of native hedgerows, trees and wildflower meadows as part of its enhanced biodiversity plan.</p>		
<a href="#">23/03071/FUL</a>	Full Application	Land West Of Thropton Demesne Thropton Northumberland	Residential development (Use Class C3) 18no dwellings with associated infrastructure and landscaping.
<b>Planning Officer</b>	Tony Lowe		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme subject to the comments below.</b></p> <p>The Society recognises the generic need for more housing provision and the delicate sustainability balance that needs to be achieved in delivering this provision in sensitive rural areas. In this case we believe a reasonable balance has been achieved and therefore we support this application. We note that Outline planning permission has already been granted for this development.</p> <p>We applaud the efforts by the applicant to enhance biodiversity on the site with the planting of native hedging to the west accepting the need to remove part of a hedge to enable the provision of an entranceway, the intention to avoid the removal of any trees on site and the planting of species rich grasses and wildflowers.</p>		

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<a href="#">23/02467/FUL</a>	Full Application	Dunham Caravans Ltd South Meadows Caravan Park South Road Belford Northumberland NE70 7DP	Development of up to 237 static caravan pitches, parking, reconfiguration of existing pitches with associated infrastructure (LPG gas enclosure, EV charging, cycle parking) ancillary convenience shop, engineering works and landscaping.
<b>Planning Officer</b>	James Hudson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) believes planning approval for this scheme should be refused.</b></p> <p>The Society recognises the unique qualities of the World class attraction of Northumberland's Coast and the critical need to maintain the integrity of this outstanding Heritage Asset. We note the level of development interest across Northumberland for provision of visitor facilities and particularly that affecting small coastal and nearby settlements. In assessing individual schemes the Society considers how they reflect a joined up approach to social, environmental and economic sustainability. The N&amp;N strongly objects to this application as we believe it falls fundamentally short against all three elements:</p> <p>This application seeks a very substantial increase on the current provision of pitches on site with a consequent impact on the local community. We share the concerns of local residents on how the proposal will impact on the village of Belford. Aspects of this impact have been very clearly stated by several local residents who have made an objective case regarding the lack of amenities such as car parks causing an increased risk to pedestrians from roadside parking. The increase in private vehicles will be significant, creating undue pressure on the tight road network, already under increased pressure from the additional new houses using the same access roads and an increased risk at the junction with the A1. In our view the sheer scale of increased capacity on the site will have widespread implications for public services and community infrastructure.</p> <p>We note the application includes several documents that refer to elements of environmental impact rather than a generic Environmental Impact Assessment (EIA). Whilst we acknowledge this detailed approach we were unable to determine the effect of this development on the adjacent woodland and we would expect this to be explicit. Furthermore, it is evident the development will result in loss of agricultural land and the Society is opposed to such loss unless a compelling public benefit is demonstrated. In this case we feel the public benefit is insufficient.</p> <p>The Northumberland Coast is of substantial importance to the local economy with a need to facilitate local services for local people and visitors to cherish and enjoy this wonderful place. Whilst the Society does acknowledge the value of visitor spend and thus employment in the local economy we are sceptical of how this proposal will add net benefit that outweighs its adverse impact. This scepticism is reinforced regarding the provision of employment for locals given the difficulties felt at present in recruiting staff.</p>		
<a href="#">23/02607/FUL</a>	Full Application	Salutation Caravan Park Berwick-Upon-Tweed Northumberland TD15 2NL	Change of use from agricultural to provide extension to existing caravan park with 74no. caravan units in total.
<b>Planning Officer</b>	Jon Sharp		

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<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to the grant of planning approval for this scheme subject of the comments below.</b></p> <p>As a general principle the Society is opposed to the loss of valuable agricultural land for development unless a compelling joined-up social, environmental and economic sustainability case is evidenced. We believe there is insufficient information in this application to properly assess its potential impact and how that impact is offset by public benefit. We note and share the concerns of others in respect of potential environmental degradation.</p>		
<a href="#">23/02956/OUT</a>	Outline Application	Land South East Of Elford Farm Cottages Seahouses Northumberland	Outline permission (all matters reserved) for 4 principal occupancy dwellings - self build.
<b>Planning Officer</b>	James Wellwood		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to the grant of planning approval for this scheme subject of the comments below.</b></p> <p>The Society notes this application proposes homes for local people and as a generic principle we recognise and support provision of such homes. Notwithstanding our generic position we consider applications on their individual merit based on social, environmental and economic sustainability elements. We share the concerns of others in respect of reliable access and flood risk for this scheme and consequently we object to this scheme in its current form.</p>		
<a href="#">23/03037/FUL</a>	Full Application	Land west of 10 West Burton Cottages Bamburgh Northumberland	Proposed 2no. new dwellings along with new access and parking to serve proposed dwellings along with existing adjacent cottages
<b>Planning Officer</b>	Hannah Nilsson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports planning grant approval for this scheme subject to the following comments.</b></p> <p>The Society notes this application proposes homes for local people and as a generic principle we recognise and support provision of such homes. Notwithstanding our generic position we consider applications on their individual merit based on social, environmental and economic sustainability elements.</p> <p>We believe this scheme demonstrates the required sustainability elements in a good design that delivers biodiversity net gain in a well presented and thoughtful application.</p>		
<a href="#">23/02799/FUL</a>	Full Application	Land South West Of Woodbine Cottage Carrshield Northumberland	Convert existing byre to create single dwelling house with new access and ancillary garage
<b>Planning Officer</b>	Jonathon Lewis		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p> <p>As a generic principle the Society enthusiastically welcomes the renovation and reuse of existing buildings to provide dwellings where such schemes are reasonable and appropriate. Such renovation and reuse</p>		

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	<p>makes an essential contribution to reducing harmful emissions attributable to the construction sector.</p> <p>We commend the applicant's commitment to bringing this building of quality back into beneficial occupancy. It is evident that considerable care and attention to detail has been applied to this application and we support this thoughtful proposal.</p>		
<a href="#">23/02934/FUL</a>	<p>Full Application</p>	<p>Land East Of Holywell House Holywell Whitley Bay Northumberland NE25 0LJ</p>	<p>Proposed 3no bedroomed detached house with loft style first floor.</p>
<p><b>Planning Officer</b></p>	<p>Ashleigh Rossiter</p>		
<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p> <p>This scheme has been well thought out and is an excellent example of a sympathetic infill development designed within the constraints of a Conservation Area, The applicant appears to have listened to comments and advice from Northumberland County Council (NCC) planners during the pre-application process and responded accordingly. The new dwelling is set back on the site and shows empathy to its neighbours. It is refreshing to see a new development not entirely filling the allocated plot which is sadly so often the case. We particularly commend the proposed reinstatement of the stone wall once construction is completed, which once weathered will blend harmoniously once again in the village streetscape. The Society enthusiastically supports this application.</p>		