

**Northumberland and Newcastle Society (N&N)  
Planning and Development Team**

**Northumberland County Council Planning Comments – March 2023**

<b>Application Reference</b>	<b>Application Type</b>	<b>Location Details</b>	<b>Proposal</b>
<a href="#">23/01091/FUL</a>	Full Application	The Railway Hotel Bridge Street Rothbury Northumberland NE65 7SE	Change of use: hotel/bar to 9 residential units.
<b>Planning Officer</b>	James Hudson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme subject to it being amended according to the following comments.</b></p> <p>We note the building has been not only empty for some time, but the subject of occasional instances of anti-social behaviour. We welcome therefore the residential conversion of this significant building, and particularly the provision of an affordable element. Our principal concern is the possible overdevelopment of the site, the removal of one residential / parking unit would allow for more generous internal dimensions, and a turning space for safer vehicle access onto Bridge Street. We would also like to see boundary treatments more appropriate to an historic village centre location.</p>		
<a href="#">23/00881/FUL</a>	Full Application	Kielder Castle Castle Drive Kielder Northumberland NE48 1EQ	Refurbishment of Kielder Castle - including demolition and rebuilding of the existing east wing courtyard extension.
<a href="#">23/00882/LBC</a>	Listed Building Consent	As above	As above
<b>Planning Officer</b>	Casey Scott		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme.</b></p> <p>The Society welcomes the ambitions of this proposal to re-energise substantial unused elements of this outstanding and significant heritage asset. We believe the scheme represents a thoughtful and reasonable approach to creating a sustainable future for Kielder Castle that will encourage greater public appreciation of this area of Northumberland.</p> <p>We consider the contemporary treatment of courtyard extension to be an appropriate and acceptable intervention.</p>		
<a href="#">23/00638/FUL</a>	Full Application	Middleton Hall Middleton Belford Northumberland NE70 7LF	Erection of 10No units of holiday accommodation (Self-Build/Custom Build)
<b>Planning Officer</b>	Jon Sharp		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comments in respect of this scheme.</b></p> <p>The Society notes a generic rise in applications for developments in rural Northumberland that respond to what is evidently a growing demand for</p>		

N&N Minutes – March 2023

	<p>holiday accommodation. We also acknowledge the public debate on how this demand is impacting on the availability of affordable housing for local people in some parts of the county.</p> <p>The N&amp;N is committed to protecting and promoting built and natural heritage for this and future generations. We recognise Middleton Hall's great historical significance to the North East's spirit of engineering innovation and creativity, it is a stand out heritage asset in its own right. We also note the references to the extent of biodiversity at the site and its proximity to some of Northumberland's most iconic attractions.</p> <p>This application relates to an area of considerable interest to visitors and there is a balance to be had in facilitating sustainable development whilst avoiding undue impact on established populations. We note the strength of objections to this scheme from local people and we would expect their concerns to be carefully considered and examined by the planning authority. It is evident that many of these objections relate to concerns around reliability of water supply, protection of the natural environment and endangered species, increased vehicle access and parking provision.</p> <p>The Society always regrets the loss of mature trees and would concur with the comments of Natural England on the need for a more clear ecological plan as essential evidence in compliance with net biodiversity increase.</p> <p>Notwithstanding the concerns of local people we believe greater clarity is required in the plans specifically around vehicular access to the proposed lodges at the west of the site.</p> <p>The Society is equally concerned about the proliferation of vehicle traffic associated with new developments across the region. We advocate for greater support for safe active travel options and better public transport access as absolute requirements for all significant planning submissions.</p>		
<p><a href="#">23/00307/LBC</a></p>	<p>Listed Building Consent</p>	<p>Carham Hall Carham Cornhill-On-Tweed Northumberland TD12 4RW</p>	<p>Conversion and extension of outbuilding to create dwelling.</p>
<p><b>Planning Officer</b></p>	<p>Ben MacFarlane</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>The Society welcomes this application to give the building a sustainable future as a practical and comfortable dwelling based on a contemporary solution whilst retaining the essence of its historic character.</p> <p>We enthusiastically support the desire and commitment to respect and re-energise the wider Carham Hall site for this outstanding heritage asset in a truly wonderful setting.</p>		
<p><a href="#">23/00678/LBC</a></p>	<p>Listed Building Consent</p>	<p>Glanton Pyke, Glanton, Alnwick, Northumberland, NE66 4BB</p>	<p>Proposed change of use of existing Dovecote to provide holiday accommodation and provision of 8No glamping pods.</p>
<p><b>Planning Officer</b></p>	<p>Jon Sharp</p>		
<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comments in respect of this scheme.</b></p>		

N&N Minutes – March 2023

	<p>The Society notes a generic rise in applications for developments in rural Northumberland that respond to what is evidently a growing demand for holiday accommodation. We also acknowledge the public debate on how this demand is impacting on the availability of affordable housing for local people in some parts of the county.</p> <p>Notwithstanding public debate issues, the Society considers the scheme to be reasonable in the context of this site. We welcome the proposed renovation of the Dovecote and the ambition to respect the historic fabric and features of an important heritage asset.</p> <p>Given the proposed use and ambitions of the scheme we do feel the application could have made more inspirational use of images of some of the existing key attractions of this site.</p> <p>We commend the reuse of existing bases for some of the pods and the commitment to local suppliers for the scheme. We feel the scheme would generically benefit from quality design and materials applied to the proposed interventions. The application could provide greater clarity on vehicle arrival and drop off access arrangements for guests using the pods particularly during periods of inclement weather.</p>		
<p><a href="#">23/00989/LBC</a></p>	<p>Listed Building Consent</p>	<p>Guyzance Hall Guyzance Morpeth Northumberland NE65 9AG</p>	<p>Carry out ancillary works necessary to implement s73 planning application to vary planning conditions 1 &amp; 8 of planning permission 21/02792/VARYCO.</p>
<p><b>Planning Officer</b></p>	<p>Jon Sharp</p>		
<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of planning approval for this scheme subject to the following comments.</b></p> <p>We note this is one of a number of applications in recent years and it appears the site has been subject of unauthorised listed building work.</p> <p>The Society commends the quality of the design for this large, complex and varied series of interventions, demolitions, extensions and alterations. We also commend the quality of the submissions which are comprehensive and comprehensible.</p> <p>The Architects (and their predecessors) have analysed and interpreted the many phases of the Hall and have been able to differentiate between the low quality elements which can be taken out without loss and the high quality elements which can be enhanced and improved. The complex relationship between the residential part of the Hall and the events areas has been well handled and both areas will be suitably and considerably improved.</p> <p>If we have one quibble, it would be that the eastern, single storey element of the Hall (ballroom projection into the garden) lacks an “ architectural enhancement “ like the other insertions, leaving the existing door and windows which are rather small and mean particularly in context with the fine 2 storey element replacing the mock Tudor “cottage”.</p>		