

**Northumberland & Newcastle Society
Planning comments for Northumberland applications – July 2023**

Application Reference	Application Type	Location Details	Proposal
23/02465/FUL	Full Application	East Lands End Farm Haydon Bridge Northumberland NE47 6BY	Full planning application for the erection of 25no. dwellings (Class C3) with associated access and landscape works.
Planning Officer	Neil Armstrong		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>As a generic principle the Society accepts the need for provision of new affordable housing to enable Northumberland's established communities and settlements to thrive. We acknowledge and support the contribution brownfield sites can make to deliver residential space for local people in rural areas.</p> <p>Notwithstanding our generic position, the N&N as a civic trust dedicated to protecting and promoting built and natural heritage has profound concerns around the impact of new development on social and environmental sustainability in rural communities. We note the observations of the Built Heritage and Design Officer in their comments on this scheme and we believe these comments have considerable merit.</p> <p>It is evident this scheme pushes the Haydon Bridge urban envelope extending the adjacent recently developed site, it likewise proposes continued use of materials i.e. red brick and tile roofing that have little in common with traditional local architecture. We believe the scheme lacks a distinctive and empathetic feel with no real relationship with its landscape setting.</p> <p>Practical considerations for substantial new developments should give residents of all generations sufficient place-making amenities to encourage community cohesion.</p>		
23/02677/FUL	Full Application	Waddington Jaycare 1 Nelson Road Nelson Park Cramlington Northumberland NE23 1WG	Provision of PV Solar Panels on the northern extension of Merit Factory.
Planning Officer	Ashleigh Rossiter		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The N&N Society supports this application. It is in accordance with our Solar Energy Policy (draft 2023) which recognises that 'Solar energy is one of the most abundant and clean sources of renewable energy that can help reduce greenhouse gas emissions and achieve net zero targets'.</p> <p>The N&N supports the development of solar energy in accordance with the National Planning Policy Framework (NPPF) 2021 in appropriate locations and scales, with due regard to the landscape, heritage, biodiversity and social impacts of each proposal.</p>		

Northumberland and Newcastle Society (N&N)

	<p>We welcome the provision of incentives and guidance for retrofitting existing buildings with rooftop solar.</p> <p>The N&N applauds the initiative taken with this application and hope it encourages similar applications across the region.</p>		
23/02585/FUL	Full Application	Land North Of Old Tavern House Riding Mill Northumberland	New build two storey house with undercroft parking.
Planning Officer	Stephanie Milne		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society acknowledges this is a challenging site to develop, with physical and practical constraints that will need to be carefully managed. It does appear that such challenges have been experienced in nearby developments and these have since become established.</p> <p>Notwithstanding these considerations we have no objection in principle to this scheme and we believe it does represent good design for a site that otherwise has limited functionality.</p>		
23/02546/FUL	Full Application	Athol Brose St Cuthberts Square Holy Island Northumberland TD15 2SP	Extension and remodelling of existing two storey dwelling to create two new dwellings.
Planning Officer	James Wellwood		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports the grant of approval for this application.</p> <p>The Society notes this scheme relates to an existing and established dwelling on Holy Island, a location that demands the highest standards of quality in design and appropriate use of materials. Holy Island is among Northumberland's most iconic settings, attracting visitors from around the world seeking to experience this outstanding cultural and historic gem.</p> <p>The site is in a prominent location on the island and it is evident the applicant has applied careful consideration to the design to ensure it has positive relationship with its environment. It is equally evident that the design has good sustainability credentials, with unobtrusive photovoltaic panels installed into the 'Bio-solar' roof.</p> <p>In summary we believe this is an innovative contemporary design of the quality demanded by this location and therefore we support the application.</p>		