

N&N Planning and Development Team

**Northumberland and Newcastle Society (N&N)
Planning and Development Team – February 2023**

Application Reference	Application Type	Location Details	Proposal
Northumberland County Council Applications			
23/00547/REM	Reserved Matters	Land East of Greycroft, West Thirston	Reserved Matters for access, appearance, landscaping, layout and scale for 9no. residential dwellings on refused application 19/05017/OUT (appeal reference APP/P2935/W/20/3254874)
Planning Officer	Ryan Soulsby		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in its current form.</p> <p>We note that outline planning has been granted for this development which is in an otherwise unprotected area between the West Thirston Conservation Area, and Felton Conservation Area. The Society still feels that the proposed layout represents an unduly crowded use of the site which will have an overbearing impact on those viewing the development from below or across the valley from the north access point shown.</p>		
23/00439/REM	Reserved Matters	Christon Bank Farm Christon Bank Alnwick NE66 3EZ	Consent is sought for the reserved matters of: Means of access, appearance, layout, landscaping and scale pursuant to permission reference 18/02965/OUT
Planning Officer	Hannah Nilsson		
Comment	<p>The Northumberland and Newcastle Society (N&N) makes the following generic comment in respect of this scheme.</p> <p>The Society notes that the large-scale houses on this development which has outline planning are likely to appeal to people moving in to the area or as holiday homes rather than as affordable housing for local people. Although the construction material pallet suggested is acceptable, the siting and scale of the properties regrettably affects the setting of the older part the historic hamlet of Christon Bank. The Society is concerned it is rapidly becoming a rural housing estate.</p>		
23/00524/FUL	Full Application	Land South of Horton Manor Front Street Bebside Northumberland	The erection of 5no. dwellings (Class C3) with associated access and landscape works
Planning Officer	Richard Whittaker		
Comment	<p>The Northumberland and Newcastle Society (N&N) makes the following generic comments in respect of this scheme.</p> <p>The Society feels that the scheme is reasonable but notes that there is going to be a nett loss of biodiversity with the removal of trees and scrub which covers most of the construction site which is regrettable. It will provide much needed residential accommodation, however we would question the desirability of living so close to a waste transfer station.</p>		
23/00467/FUL	Full Application	Land East of 6 West Chevington Farm Cottages	To construct a new build farm shop with associate facilities to serve the

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		Morpeth Northumberland NE61 5BB	local rural community along with parking and landscaping
Planning Officer	Ryan Soulsby		
Comment	<p>The Northumberland and Newcastle Society (N&N) makes the following generic comment in respect of this scheme.</p> <p>The Society notes this application has attracted many local objections apparently relating to concerns in respect of adjacent developments undertaken by the same developer. We would expect the planning authority to assess the logic of the proposal at this location as the farm is long gone and it would appear access may be a significant issue.</p>		
23/00400/FUL	Full Application	48 Bondgate Within Alnwick Northumberland NE66 1JD	Proposed extension and conversion to existing buildings to create 7no apartments
Planning Officer	James Hudson		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in its current form and would expect it to be substantially amended.</p> <p>The Society enthusiastically supports the principle of bringing residential accommodation into the backlands of the town and to the unused upper floors of street frontages. We believe this application is something of a lost opportunity to improve rather than just change the architectural and built mass in this location.</p> <p>The rear building alterations with added dormers and oddly proportioned windows are not in keeping with the surroundings and whilst accepting there will be overlooking issues offer very little view and light to the occupants of the apartments. There is no amenity at all In this rear block and no effort has been made to improve its appearance from within and without.</p> <p>On the street frontage the proposed changes to the elevation are pedestrian and unsuitable and there is a huge lost opportunity here to bring a more harmonious frontage to this important street by remaking a proper street frontage in line with Alnwick Shopfront guidelines.</p>		
23/00328/FUL	Full Application	Land Southwest of Keele Drive Kielder Avenue Cramlington Northumberland	Erection of 35 houses and associated landscaping and infrastructure
Planning Officer	Richard Laughton		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme subject to conditions being applied that respond to the following comments.</p> <p>The Society recognises that this is an infill development to be built off a much larger development approved in 2015, but not yet built. We would urge the council to address the concerns of residents as regards to pedestrian connectivity to local shops and services to reduce vehicular use and to press the developers to include children's play areas within the scheme. We would also point out that improvements in the proposed SUDS are required, as the obligations have been updated since the original approval was granted.</p>		

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23/00154/FUL	Full Application	Chesters Barn The Chesters Humshaugh Hexham Northumberland NE46 4EU	Change of use for conversion of former coach house to residential, and construction of infill extension to North East of carriage house
23/00155/LBC	Listed Building Consent	As above	As above
Planning Officer	Amber Windle		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>A sensitive contemporary intervention which the Society is pleased to support. The documentation which accompanied the application clearly demonstrates how the buildings future will be secured.</p>		
23/00584/OUT	Outline application	Land South of Plant Based Valley Avenue Road Seaton Delaval Northumberland	Outline planning application (all matters reserved) for 99 dwellings.
Planning Officer	Tamsin Wood		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in its current form as we believe there is insufficient detail to validate the application.</p> <p>This application is on land owned by the adjacent NHS Innovation Centre and designated white land in local plan. A public footpath runs outside the southern boundary. Outline layout very poor, so the Society awaits further details to be able to make a comment.</p>		