

## N&N Planning Applications

### Northumberland and Newcastle Society (N&N) Planning and Development Team – 11<sup>th</sup> May 2023

#### Planning comments – Northumberland County Council

Application Reference	Application Type	Location Details	Proposal
<a href="#">23/01278/SCREEN</a>	Screening Opinion with Environmental Impact Assessment	Former Vald Birn Foundry Cambois Northumberland NE24 1SW	Residential development and associated infrastructure.
<b>Planning Officer</b>	Richard Laughton		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society submits the following comments in respect of this scheme.</b></p> <p>As a general principle the Society welcomes and supports reuse of brownfield sites for substantial residential schemes. We believe this scheme would represent a reasonable and appropriate use for this site. We note the development is located close to the proposed gigavolt factory on the former power station site at Cambois.</p> <p>The proposal makes reference to transport options and specifically the Northumberland rail line due to open soon. It is our view that proposals for substantial residential developments should explicitly set out sustainable transport solutions including provision of infrastructure to encourage active travel options.</p> <p>We would suggest the promoter of the scheme considers innovative renewable energy solutions for the development including potential to use geothermal energy from disused mine workings to provide district heating.</p>		
<a href="#">23/01406/FUL</a>	Full	Ebenezer Methodist Church, Scales Crescent, West Wylam Prudhoe Northumberland NE42 5DW	Conversion, change of use and extension to the existing Ebenezer Chapel to provide 5no. apartments with associated external landscaping and car parking
<b>Planning Officer</b>	Callum Harvey		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme subject to the comments below.</b></p> <p>The Society notes this scheme relates to the conversion and extension of a disused Methodist chapel built in 1874 and of local heritage significance. As a general principle the N&amp;N enthusiastically supports innovative reuse of heritage assets and as such we welcome this scheme.</p> <p>It is evident the scheme aims to create 5 flats for Karbon Homes to provide affordable homes for local people to rent. We note when viewing from the north the proposal gives the impression the site would be over developed, however when considered in detail it is evident that the plans represent a sensible design solution.</p> <p>We welcome the use of renewable energy options including air source heat pumps and solar panels in the design.</p> <p>We would recommend careful assessment of the design features of the extension to ensure they respect the historic fabric of the chapel but</p>		

## N&N Planning Applications

	nonetheless we support this scheme as a good example of the swing of a redundant church.		
<a href="#">23/01203/FUL</a>	Full	7 Springfield Meadow Alnwick Northumberland NE66 2NY	Resubmission for a new family 1.5 storey dwelling with a garage, external parking and associated services (Self Build)
<b>Planning Officer</b>	James Hudson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme.</b></p> <p>This resubmitted self-build proposal has been amended to show much greater sensitivity to both the specific site and the wider environmental context, whilst retaining its laudable contemporary vernacular design principles. As an appropriate site for high quality infill development, this scheme appears now to have minimised any previously anticipated adverse impacts and has the general support of many neighbours. The Society believes that this distinctive scheme should now be consented, providing another strong local sustainable design template as a welcome alternative to unimaginative volume housebuilding.</p>		
<a href="#">23/01129/FUL</a>	Full Application	R S Marshall Station Rd Haydon Bridge Hexham Northumberland NE47 6JW	Removal of existing buildings and change of use of land from haulage site to residential use including erection of 9no. dwelling houses and detached garages
<b>Planning Officer</b>	Rachel Campbell		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme.</b></p> <p>As a general principle the Society welcomes and supports reuse of brownfield sites for substantial residential schemes. We believe this scheme represents a reasonable and appropriate use for this site.</p> <p>We enthusiastically welcome the explicit inclusion of renewable energy elements within the scheme, this proactive approach is to be commended and is in contrast with many other substantial developments.</p> <p>We note the site's proximity to the Tyne Valley rail line and welcome the access to public transport options this offers.</p>		
<a href="#">23/01243/FUL</a>	Full Application	Hadrians Garden Villa Bardon Mill Hexham Northumberland NE47 7HF	Develop paddock area south of existing holiday let, to form 4no. plots of 4no. 2 bedroomed lodges/cabins, including on-site parking. Residential use for existing holiday let to manage new lets.
<b>Planning Officer</b>	Rachel Campbell		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society objects to grant of planning consent for this scheme.</b></p> <p>Whilst the site cannot be viewed from the public road, the shoe-horning of four two bedroom timber chalets, including parking, onto this narrow site is considered overdevelopment. There would seem to be various potential practical issues, including whether the four metre wide access track will allow cars to turn and enter the highway in forward direction.</p>		

## N&N Planning Applications

<a href="#">23/01125/FUL</a>	Full Application	Burnside Farmhouse Matfen Northumberland NE20 0RT	Demolition of Haybarn and Cowshed and change of use of stone barns to holiday accommodation.
<b>Planning Officer</b>	Callum Harvey		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society supports grant of planning consent for this scheme subject to the comments below.</b></p> <p>As a generic issue the Society recognises the demand for holiday accommodation in Northumberland has increased substantially in recent years. We believe there is a delicate balance required in provision of such accommodation, which often offers economic benefits to be measured against social and environmental needs for established communities.</p> <p>The N&amp;N is committed to protecting and promoting built and natural heritage in our wonderful region and we welcome sensitive and sympathetic reuse of redundant buildings that achieve sustainable outcomes.</p> <p>We note this scheme includes barn conversions, we believe these have been competently designed, we would ask that careful attention is applied regarding treatment of openings and window / door details as these features are often the critical element in the finished building.</p> <p>In our view this scheme does offer a reasonable balance and we consider that it will give the retained buildings a sustainable future.</p>		
<a href="#">23/01300/LBC</a>	Listed Building Consent	Old Town Farm Otterburn Northumberland NE19 1JZ	Internal and external alterations including partial demolition to two existing dwellings and conversion of two agricultural barns to two residential dwellings
<b>Planning Officer</b>	Rachel Campbell		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society submits the following generic comment for this scheme.</b></p> <p>The Society recognises demand for rural residential accommodation in Northumberland has grown substantially in recent years.</p> <p>The N&amp;N is committed to protecting and promoting built and natural heritage in our wonderful region and we welcome sensitive and sympathetic reuse of redundant buildings that achieve sustainable outcomes. We lament the need for demolition of existing buildings given the carbon embodied within them, however we do reluctantly accept this may be necessary.</p> <p>We note this scheme includes barn conversions, we believe these have been competently designed. The Society encourages diversity in the design of barn conversions to avoid a bland, uniform approach and we feel this proposal delivers accordingly. We would ask that careful attention is applied regarding treatment of openings and window / door details as these features are often the critical element in the finished building.</p> <p>In our view this scheme offers a reasonable and appropriate use of the site and consider it will give the retained buildings a sustainable future.</p>		

## N&N Planning Applications

<a href="#">23/01014/FUL</a>	Full Application	Land west of Budle Farm Warren Mill Northumberland	Construction of single dwelling and detached garage
<b>Planning Officer</b>	Jon Sharp		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society objects to grant of planning consent for this scheme.</b></p> <p>The Society recognises demand for rural residential accommodation in Northumberland has grown substantially in recent years. We are committed to protecting and promoting built and natural heritage in our wonderful region and we welcome sensitive and sympathetic schemes.</p> <p>In our assessment this site is one that is appropriate for residential use however we consider the scheme amounts to overdevelopment, given the scale and mass of the proposed building in this sensitive location. We would expect to see a resubmission of a more modest scheme.</p>		