

N&N Planning Applications

Northumberland and Newcastle Society (N&N) Planning comments – October 2023

Application Reference	Application Type	Location Details	Proposal
23/03886/FUL	Full Application	Land East Of Whitton View Rothbury Northumberland NE65 7QN	Construction of 41 dwellings and associated infrastructure including new access to Whitton View, SUDS and creation of landscaping and ecological mitigation area.
Planning Officer	James Hudson		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this application.</p> <p>The Society notes this scheme seeks to extend new residential development to the east of a relatively recent existing scheme. We understand the site of the current application was subject of a previous approval dating from 2012 for 55 dwelling units. As a generic point, it is evident to the N&N that Rothbury and its environs has been the focus of numerous developments in recent times. Managing this development interest requires a delicate balance of facilitating sufficient residential provision for local people whilst ensuring that provision can be sustainably delivered without overwhelming infrastructure and ecosystems.</p> <p>The historic qualities of Rothbury reflect extensive use of local stone in its elegant and stylish built environment. Many recent developments have used brick rather than local stone and the design of this scheme follows this pattern. Whilst in our assessment this scheme is no better or worse than other developments, which include use of stone, render and stone coloured bricks, nonetheless, we believe the proposed use of red brick is inappropriate.</p> <p>The Design and Access statement (D&A) makes reference to ‘Spacial Syntax’ which does not appear an explicit feature of the actual proposals. Furthermore, we would expect the D&A to make reference to sustainable design, including materials either locally sourced or with low environmental impact. This reference should extend to practical energy efficiency measures, use of renewable technologies, e.g. rooftop solar and how net zero carbon emissions will be achieved from the development over its lifetime. The Environmental Impact Assessment (EIA) refers to features such as green walls and green rooves, however it appears such features are absent in the drawings.</p> <p>The Landscape and Biodiversity Strategy states point 2 is to ‘Maximise accessibility of the site to all modes of movement including walking, cycling and create linkages to the existing network and all key destinations.’ We could not see evidence of this in master-planning, with apparently only one point of access for foot, cycle or vehicle transport modes. Connectivity is therefore extremely weak, with the scheme seemingly ‘marking its own homework’ in a positively self-assessed ‘Assessment of Impact’ for connectivity against the Building for Healthy Living (BfHL) checklist. Given this we would like to see additional access on foot/cycle/mobility aids:</p> <ul style="list-style-type: none"> • the bus stop east of the development on the B6341; • from the area of the Sustainable Drainage System (SuDS) pond onto the B6341 and bus stop west of the development; • from the ends of the cul-de-sacs through to adjacent thoroughfares; 		

N&N Planning Applications

	<p>these measures provide true connectivity both within the site(s) and link the site with its surroundings. The path around the SuDS area neither forms a loop or purposeful destination, rather it forms a curious question mark shaped dead end, with a hedge blocking its exit from the site.</p> <p>The site layout also reveals weak corners and end points to self-styled 'strong building lines', with highly selective view vistas shown and apparently omitting weak ones, e.g. the view along the lower thoroughfare terminating in the 'view vista' of the garage of No.27).</p> <p>The Society expects schemes of this scale to make reference to 'Biodiversity Net Gain' (BNG) and thus demonstrate their sustainability credentials. We were disappointed in the apparent lack of an attempt to quantify the percentage BNG increase using statutory metrics, reference to the Local Nature Recovery Strategy (LNRS), nor evidence of a future management plan for the BNG 30 year period.</p>		
23/03860/LBC	Listed Building Consent	Whittonstall Hall Farm Newlands Consett Northumberland DH8 9JL	Demolition of sheds and erection of 3no. new dwellings, convert barn and buildings to 4no. dwellings. works to include maintenance / restoration of existing openings and creation of new openings. Refurbishment/alteration of vacant dwelling and garages/cart shed block to form storage buildings.
Planning Officer	Rachel Campbell		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>The Society welcomes this sensitive redevelopment scheme which not only utilises redundant farm buildings but also sympathetically refurbishes existing listed buildings and retains many historical features. The measured use of footprints of demolished buildings causes minimal disturbance and is more environmentally friendly. It is a well thought out and visually pleasing development in scale and volume which we believe will sit well in the landscape and we note how the applicant has worked productively with conservation officers to bring forward the final designs. The only additional comment we would make is to suggest that the applicant considers the integration of photovoltaics within the roof design.</p>		
23/03891/LBC	Listed Building Consent	Bailiffgate Hotel 2 - 8 Bailiffgate Alnwick Northumberland NE66 1LX	for the Installation of hotel signage on the front and side elevation
Planning Officer	Michael Waddell		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>This application is for Listed Building Consent for a small but prominent feature of this important development in the Alnwick Conservation Area adjacent to the gatehouse of Alnwick Castle. It is for external signage around the corner of Bailiffgate and The Peth and on the northern frontage in Walkergate. The Society is impressed by the care given to the application and by the clear and simple elegance of the proposed signs.</p>		
23/02883/FUL	Full Application	Bankhead Boarding Kennels Cartington Bank Hd Cottages	Change of use, conversion and redevelopment of redundant farm buildings to create five dwellings

N&N Planning Applications

		Cartington Morpeth Northumberland NE65 7JP	with associated landscaping, access and car parking
Planning Officer	James Hudson		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends grant of approval for this application is deferred for further information.</p> <p>In principle the Society is supportive of sympathetic reuse of redundant buildings for residential purposes. In this case we believe the design and access statement (D&A) is poor with insufficient detail provided to effectively review this application.</p> <p>We feel this is an inadequate application and note the objection of the local parish council on safe road access grounds.</p>		
23/03896/AGTRES	Notification of Prior Approval	Land North Of, 4 Bradford Farm Cottages Belford Northumberland NE70 7JT	Conversion of existing building to create 4 no dwellings.
Planning Officer	Jon Sharp		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends this application is deferred for redesign.</p> <p>In principle the Society welcomes and supports the creation of new dwellings in redundant farm buildings under Part Q Legislation and understands the “blanket” restrictions (some of which appear to make little sense in certain locations) imposed on such developments .</p> <p>Unfortunately, in this application we believe there is a lost opportunity to create meaningful and useful dwellings and surroundings. The proposed 4 dwellings seem to sit like a lost island in a great sea of tarmac with minimal green space and little “defensible” boundary definition.</p> <p>Within the considerable volume of the shed the 4 single story dwellings have above them a huge volume of unused, presumably unheated space with no discernible function. With imagination this vast volume could have been carved into a series of different units with voids created within to bring light and airy courtyards modelled for individual privacy into the heart of the development. This would facilitate the opportunity of some 2 storey dwelling space and potentially additional dwellings with the overall roof provided with roof lights to bring light into the houses.</p> <p>Architecturally the idea of replicating agri-industrial buildings has been taken to the degree that the elevations are just slabs of profiled metal sheeting with little alleviation in the repetitive pattern of the window openings. More bigger and better window articulation could greatly increase the amenity of the houses as could a different, sympathetically appropriate material mix.</p> <p>Lastly, the vast roof area with no solar PV or hot water panels is a complete waste of an opportunity to bring an element of sustainability to this development.</p>		
23/03782/FUL	Full Application	Field South East Of Chatton Park Farm Chatton Park	Construction of a new agricultural- tied 4 bedroom family dwelling and detached garage, complemented

N&N Planning Applications

		Wooler Northumberland	by accompanying landscaping works
Planning Officer	Michael Waddell		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>The Society understands this application is a revision of a previously approved 5 storey family home on the same site which was not constructed. The new proposed building is considerably different in appearance and in its new position, sits much more comfortably within the landscape. The design is of very high quality and a great improvement on the previous mundane proposal which we were surprised received planning approval. We are particularly pleased to see integrated photovoltaics within the roof design and the use of a comprehensive Sustainable Drainage System (SuDS) with permeable surfaces for vehicular access.</p>		
23/03704/FUL	Full Application	Land South Of Kareith Drive Newton-by-the-sea Northumberland	Construction of 4no. dwellings with associated access, landscaping and parking
Planning Officer	James Hudson		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application subject to the following comments.</p> <p>The Society welcomes the addition within the village boundary definition of this high quality scheme but has reservations in its content and make up.</p> <p>We are concerned that the development will fuel the inexorable rise in the provision of holiday homes with commensurate prices and values at the expense of creating a greater number of smaller dwellings and more affordable units for local residents rather than visitors.</p> <p>Notwithstanding our concerns the proposals are of first rate design in form, layout and materiality, displaying excellence in architectural design which we feel will be an asset to the village and surroundings. Although there appear to be no solar panels which is surprising, we note the inclusion of high insulation levels, heat pumps and other sustainable energy devices.</p>		
23/03766/FUL	Full Application	Langley Methodist Church Allendale Hexham Northumberland NE47 5NN	Proposal to convert former Chapel into a family home
Planning Officer	Rachel Campbell		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application subject to the following comments.</p> <p>Although not listed, this former Methodist chapel has been a feature of this part of rural Northumberland for over 150 years. Built in 1870, it is a modest building of a standard design used in countless villages and hamlets throughout the county and a historical reminder of our cultural past. The proposal to use this redundant building and repurpose it for family and commercial use is to be applauded and is something the Society actively encourages. We do, however, share the County Archaeologist's concern that to transform the existing structure into a home to suit the applicants' various requirements, additional openings are proposed which may compromise the historical integrity of the ecclesiastical building and should be mitigated if possible.</p>		

N&N Planning Applications

23/03614/FUL	Full Application	15 Bridge Street Morpeth Northumberland NE61 1NX	Change of use from Offices to Airbnb
23/03615/LBC		As above	As above
Planning Officer	Ryan Soulsby		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>The Society understands this is a resubmission of a similar previous scheme that appears to be a sensitive in keeping adaption informed by positive response to consultation. Given the apparent shortage of short-term rentals in Morpeth the N&N believes this is a reasonable and appropriate scheme of good quality that deserves support.</p>		
23/03532/FUL	Full Application	Land South Of Magnolia Cottage Guyzance Village Guyzance Northumberland	Construction of 2no. 3 bedroom detached houses
Planning Officer	Jon Sharp		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this application.</p> <p>The Society notes the proposal is for two cottages of similar design to those recently constructed opposite. It is evident that the proposal has been subject of local objections despite the precedent set by the now established recent development. Notwithstanding this, it appears that significant effort has been applied in the proposal to achieve empathy with the older cottages from the roadside.</p> <p>We recognise the delicate balance to be achieved in new developments being sustainable and contributing to the generic housing need. The Society also recognises the strong feelings of local people and the importance of maintaining the character of conservation areas and the potential harm to heritage assets. It is clear that in this case the planning authority will need to carefully weigh up these considerations in deciding on the validity of this scheme.</p> <p>In summary, we recognise there is potential impact on the character of Guyzance, nevertheless we feel this is a reasonable scheme and it does represent good design elements.</p>		
23/03751/AGRGDO	Notification of Prior Approval	New Barns Guyzance Hall Estate Guyzance Ackington Northumberland	51m2 of barn constructed to match the barn structure already consented (Shed 2)
Planning Officer	Jon Sharp		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments in respect of this application.</p> <p>The Society notes this application seeks additions to large sheds already approved within the Guyzance conservation area. The proposed barn is apparently part of the estate's proposed district heating scheme (see 23/03583/FUL). Whilst we recognise the innovative approach in installing a district heating scheme, nonetheless the large metal sheds in the environment of the estate's other traditional buildings seem inappropriate.</p>		

N&N Planning Applications

	<p>We would expect less impactful alternative options to accommodate the proposed use of the large metal barn to be explored and discounted. If other options have been exhausted then the design of the barns should include visual mitigation measures to make them less impactful on the conservation area.</p>		
23/03813/VARYCO	Variation of conditions	Land South Of Throphill Hartburn Northumberland	Variation of conditions 2 (approved plans) and 14 (agricultural building) pursuant to planning permission 17/02677/FUL
Planning Officer	Holly Dunleavy		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends grant of approval for this application is deferred for further information.</p> <p>The Society notes this proposal seeks variation of an existing permission for a dwelling for explicit use by persons directly employed in the agricultural business subject of that permission. We understand that this revised scheme has raised some questions in respect of the validity of this use as it would appear the status of the agricultural business has substantially changed and therefore the agricultural use designation may no longer be appropriate.</p> <p>In our assessment both this application and the earlier permission lack sufficient detail to effectively review the scheme, however it does appear this proposal seeks substantial changes from that originally approved. In particular, for such a significant intervention we would expect to see an appropriately detailed design and access statement (D&A) that clearly sets out exactly what is proposed and how this is justified given the nature of the application.</p> <p>For developments everywhere, and certainly for sensitive sites in the countryside, a meaningful biodiversity impact assessment should be provided. Furthermore, it appears the applicant indicates this development will have high eco standards despite not providing detailed supporting information to show how this will be achieved in practice.</p> <p>Notwithstanding the generic issues of justification and insufficient detail within the application the scheme appears to be a better design than that approved previously. Nonetheless, many aspects of the scheme remain unclear including why the site chosen is so far from the public highway.</p> <p>In summary the Society believes this application should be deferred for further information in response to the issues highlighted above.</p>		
23/03749/SOLAR	Notification of Prior Approval	Dobbies Heighley Gate Morpeth Northumberland NE61 3DA	Install solar PV equipment on non-domestic building: Solar PV system totalling ~150kWp on the roof.
Planning Officer	Chloe McClements		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>The Society would like to commend the applicant for their investment in green technology by utilising the huge expanse of roof at their Heighley Gate site for the installation of photovoltaic panels. We actively promote the use of PVs as part of integrated roof designs or as in this case a retrofitted installation on existing buildings. We would like to see this a part</p>		

N&N Planning Applications

	of future planning policy ensuring that rooftops are used for solar generation in preference to land based solar farms which reduces the amount of agricultural land required for food production. We support the application and sincerely hope that Dobbies roll out this programme to all their outlets.		
23/03807/FUL	Full Application	Dissington Old Hall Newcastle Upon Tyne Northumberland NE18 0BW	Conversion of The Byre at Dissington Old Hall to create 1 no. four bedroomed dwelling house including incorporation of renewable energy technology
Planning Officer	Ryan Soulsby		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of approval for this application.</p> <p>The Society notes this is a sympathetic scheme that respects the existing building whilst incorporating a contemporary conversion.</p>		