

## N&N Planning Applications

### Northumberland and Newcastle Society (N&N) Planning submissions for Northumberland County Council – Jan 2024

Application Reference	Application Type	Location Details	Proposal
<a href="#">23/04744/LBC</a>	Listed Building Consent	Town Foot Belsay Hall Drive Belsay Northumberland NE20 0DX	Convert the single storey agricultural estate building to residential use to create a single one bedroom dwelling.
<b>Planning Officer</b>	Ben MacFarlane		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme.</b></p> <p>The Society welcomes this sensitive conversion of a redundant barn in Belsay which tastefully repurposes a farm structure which has survived for many years.</p>		
<a href="#">24/00304/FUL</a>	Full Application	South Clarewood Farm Great Whittington Corbridge NE45 5PX	Conversion of agricultural buildings to form 5 new dwellings, including demolition of structures, access road to North and associated parking and landscaping
<b>Planning Officer</b>	Stephanie Milne		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this scheme.</b></p> <p>The Society acknowledges that applications for the domestic reuse of redundant farm buildings are accepted in terms of the retention of buildings of local vernacular and farming diversification, despite issues of sustainability. However, we find the extension of this policy to modern farm buildings, due to recent legislation, questionable. These buildings were erected specifically to address modern farming methods, are of a temporary nature and often detract from the character of the landscape. In this case the conversion of a large modern barn adjacent to the traditional steading appears somewhat inappropriate. The Society would ask that this aspect be reconsidered.</p>		
<a href="#">24/00220/FUL</a>	Full Application	Quarry House Newton Quarry House Drive Newton-by-the-sea Alnwick Northumberland NE66 3EG	Demolition of storage buildings/stables and removal of various items including caravans and the erection of 1 no. 'self-build' dwellinghouse (C3 use)
<b>Planning Officer</b>	James Wellwood		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme.</b></p> <p>The Society applauds the efforts made to reduce the scale of this new house since the previous application and is pleased to note the proposal reflects the needs of the applicant's family and is not another holiday let.</p>		
<a href="#">24/00148/FUL</a>	Full Application	Land East Of Tosson Mill Close Newtown Northumberland	Erection of dwelling house; improvement to existing access; erection of garage and provision of other ancillary infrastructure on garden land
<b>Planning Officer</b>	Hannah Nilsson		

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<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme.</b></p> <p>We note that a significant objection to this proposal comes from the Highway Authority, however, the Society finds the detail somewhat questionable.</p> <p>Sustainability - There is a perfectly safe cycling walking route into Rothbury from the end of the cul-de-sac and across Lady's Bridge it is part of the Sustrans National Cycling route and the first part of the, eventually unsuccessful Rothbury to Thropton cycling route. Safety - The visibility splays proposed by the Highways department (2.4 x 215m) seem unreasonable in the circumstances. The classification of this cul-de-sac is not clear and certainly on the OS map it is not even a C road. The applicants have produced speed data which gives the average speed at 18mph, well within the new residential limits elsewhere.</p>		
<a href="#">24/00193/FUL</a>	Full Application	St Marks United Reformed Church Wellwood Street Amble Northumberland	Convert existing church into three proposed residential dwellings
<b>Planning Officer</b>	Jon Sharp		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme.</b></p> <p>This is an excellent scheme which retains most of the architectural integrity of the building which is to be commended and even though it was built in the 1800's surprisingly it is not listed and we believe it should be on the local list. The Society are encouraged by the sensitive repurposing of a redundant building which has sat in the community for over 200 years.</p>		
<a href="#">24/00136/FUL</a>	Full Application	Land East Of Spring Cottage Dovespool Allenheads Northumberland	Demolition of existing structure and erection of dwelling with access and parking.
<b>Planning Officer</b>	Rachel Campbell		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of approval for this scheme.</b></p> <p>The Society notes that this holiday let development is strongly opposed by the parish council and we believe that the overtly modernist design is totally inappropriate within the NPAONB.</p>		
<a href="#">24/00060/FUL</a>	Full Application	Land North East Of Burghley Gardens Burghley Gardens Brocksburn Park Pegswood Northumberland	Erection of no.4 dwellings with associated access
<b>Planning Officer</b>	Richard Whittaker		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) submits the following comment in respect of this scheme.</b></p> <p>We understand this proposal has been reduced in scale from that included in the pre-application stage. The existing road end clearly indicates the intention for a possible extension of the estate and the proposed northern boundary appears to neatly complete the layout. Most of the objections</p>		

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	seem to relate to disruption during construction and the long route into the site illustrates this issue. In design terms, the proposal appears acceptable, however the number of objections may influence any decision.		
<a href="#">23/04688/FUL</a>	Full Application	Land At The Promenade South Beach Blyth Northumberland NE24 3PQ	Erection of 13no. retail pods and associated decked area
<b>Planning Officer</b>	Liam Collier		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) recommends that approval for this scheme is deferred for further information.</b></p> <p>Whilst we understand that this application is fully supported by Blyth Town Council, we believe that there is not enough information for the application to be determined at this stage.</p>		
<a href="#">23/04747/FUL</a>	Full Application	River Breamish And Bank Sides West Of Old Bewick Old Bewick Northumberland	Restoration of a historically straightened and embanked section of the River Breamish to reinstate natural floodplain meanders to improve habitats, ecology, biodiversity, water quality, carbon sequestration, and flood and climate change resilience.
<b>Planning Officer</b>	James Hudson		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme.</b></p> <p>The Society fully supports this application.</p>		
<a href="#">23/04664/FUL</a>	Full Application	Land Northwest of Filling Station, Station Road End Stannington Northumberland	Full planning permission for service station and rest area consisting of a cafe (278m <sup>2</sup> ), farm shop (201m <sup>2</sup> ), 18no. 2 bed holiday lodges, 2no. 1 bed holiday lodges, 63no. car parking spaces including 8no. DDA, 2no. mobile home parking, 8no. motorcycle spaces, 14no. bicycle parking, EV charging points, PV array, forest and toddler playground and associated landscape improvements
<b>Planning Officer</b>	Richard Laughton		
<b>Comment</b>	<p><b>The Northumberland and Newcastle Society (N&amp;N) objects to grant of approval for this scheme.</b></p> <p>The N&amp;N Society is unable to support this application as it currently stands given the lack of remedial work undertaken to make the site safe for development. Intersoil Ltd reports have shown that the removal of tanks from the former fuel station has resulted in voids remaining underground with contaminated wastewater and harmful gas build up which will require extensive work to make safe before development work can begin. Furthermore, the shaft for the coal mine in the early 20<sup>th</sup> Century will require further investigation. The application provides information regarding the intention to cap the shaft, but the N&amp;N feels a further report is needed once investigative work has been carried out to determine the extent of the workings and confirm actions needed to cap it off.</p>		

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	<p>Although the comprehensive green technology in the above ground site plan is to be applauded, particularly the PV panels deployed as a roof for the car park, the application is for a service station, rest area, café, and farm shop but it appears the plan does not show where the service station is to be sited. We also wonder if the long-established farm shop and café in Stannington Station would be affected by the development.</p> <p>We also note the need to delay a decision for six months to allow further consultation with the National Highways. Given the above concerns, the Society recommends that the application be refused.</p>		
<a href="#">23/04600/FUL</a>	<p>Full Application</p>	<p>Land South Of 2 Wembley Gardens Wembley Gardens Cambois Northumberland</p>	<p>Construction of 8 semidetached (6 x 3 bedroom and 2 x 4 bedroom) residential dwellings with new access road, 20 parking spaces with 8 x EV charging facilities, cycle storage, refuse storage and associated landscaping</p>
<p><b>Planning Officer</b></p>	<p>Ashleigh Rossiter</p>		
<p><b>Comment</b></p>	<p><b>The Northumberland and Newcastle Society (N&amp;N) supports grant of approval for this scheme subject to it being amended in respect of the following comments.</b></p> <p>We believe this is a welcome Infill development introducing more life into Cambois Village and an addition to an adjacent housing scheme already passed by the county planners. We notice that there are no social housing standard house types on the site plans and would suggest that suitable provision should be a condition of approval.</p>		