

N&N Planning and Development Team

**Northumberland and Newcastle Society (N&N)
Planning submissions for Northumberland County Council – February 2024**

| Application Reference | Application Type | Location Details | Proposal |
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| 23/04395/FUL | Full Application | Land North East Of Honeysuckle Cottage Widdrington Northumberland | Administration/ reception visitor centre/ toilet block to house cafe/restaurant, farm shop plus a management / sales office. Overall 68 mobile homes and 23 motor home pitches. |
| Planning Officer | Richard Laughton | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>It is evident that in recent years locations close the Northumberland Coast have experienced greatly increased visitor numbers and this has translated into demand for holiday accommodation. This application appears to reflect that interest and as a generic principle the N&N recognises the value of visitor spend in helping sustain the local economy.</p> <p>The Society notes this application appears to seek substantial extension of an existing caravan site to incorporate pitches for similar use, there is an additional similar site adjacent to the north west.</p> <p>Photographs within the Design and Access statement (D&A) indicate the site is currently used for agricultural purposes although historically may have been the scene of significant mining operations and this is subject of comment in other submissions. Whilst mining operations may have impacted the productive value of the site, as a general principle the Society laments loss of agricultural land.</p> <p>We believe the application is light on contextual information, particularly around amenities, transport access and restrictions on permanent occupation. For such a substantial development we would expect much more attention to detail for these issues and we believe this carries through into a lack of credibility in the Healthy Planning Checklist.</p> <p>In summary, the Society feels that further information is required to properly determine the merits of this application and in any event, it should be subject of specific conditions to address the issues referred to above.</p> | | |
| 24/00458/LBC | Listed Building Consent | Former Biology Field Station, Grassed Paddock And Walled Garden Close House Estate Heddon-on-the-wall Northumberland | Erection of a greenhouse and associated works relating to the use of the Grade II* curtilage listed walled garden as a kitchen garden in association with proposed new restaurant |

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| 24/00457/FUL | Full Application | As above | Demolition of existing buildings & redevelopment thro' construction of a restaurant (Use Class E) with associated residential accommodation (Use Class C1) associated parking / landscaping |
| Planning Officer | Neil Armstrong | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society understands that here have been planning approvals for re-use of the laboratory site. However, the 1960's building is in a poor state and its demolition seems proportional. We admire the thoughtful design which uses references to the walled garden and historic glasshouse precedents to great effect. The low profile, use of stepped section and planted roofs minimise the buildings impact in its environment. High quality materials and innovative detailing are uses to good effect and we are pleased to see the reinstatement of the kitchen garden and the efforts to ensure sustainable energy use. Overall, we commend this exciting proposal. It should be a real asset to the Close House estate – replacing an existing eyesore – to the Tyne Valley and to the region's reputation.</p> | | |
| | Listed Building Consent | Land To North West Of Brocksbushes Farm Stocksfield Northumberland | Conversion of agricultural buildings to form 5no. dwellings, including demolition of structures, and access road to the north with associated parking and landscaping. |
| 24/00345/FUL | Full Application | As above | As above |
| Planning Officer | Stephanie Milne | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>As a generic principle the Society enthusiastically welcomes the innovative renovation and reuse of redundant heritage assets. We believe this application demonstrates good use of existing buildings that will bring a sustainable future to heritage assets through respect for conservation.</p> <p>It is evident that considerable care and attention to detail has been applied to the scheme resulting in a submission of high-quality design across a range of diverse buildings. Whilst we generally regret the need for demolition, it is both justified and measured in this case.</p> | | |
| 24/00593/FUL | Full Application | Park Cottage Alnwick Northumberland NE66 3HY | Change of use of land and buildings. Demolition, conversion, alteration and extension of existing buildings and residential dwelling to form single residential dwelling with ancillary uses. Redevelopment of former yards for construction of outdoor swimming pool, tennis court, pond, SuDS basin, gravel yard car parking areas and grass |

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| | | | parkland / landscaping areas, plus other ancillary works. |
| Planning Officer | Jon Sharp | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society recognises this is a well prepared and detailed application that should result in a development of quality.</p> <p>As a general principle we oppose the loss of structurally sound buildings, however where a convincing case is made, we regretfully acknowledge that demolition is justified, this is one such case. We lament the loss of the sawmill, but this loss is balanced against the positive and sustainable credentials of the overall scheme.</p> | | |
| 24/00408/FUL | Full Application | 58 - 60 Middle Street Spittal Berwick-Upon-Tweed Northumberland TD15 1RZ | Change of use, conversion and alteration of existing buildings including part demolition to create 4 holiday let units, including landscaping and boundary treatments |
| Planning Officer | Stephanie Forster | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society notes the substantial increase in demand for visitor accommodation in Northumberland Coast communities in recent years. We acknowledge the value of visitor spend in supporting the local economy, equally we recognise the need for sensitive development to facilitate truly sustainable tourism. There is a delicate balance to be achieved in providing the additional facilities and services required for visitors without creating adverse impacts on the very communities and open spaces that make this area so attractive to all.</p> <p>We note this scheme is a revised version of a previously refused application that was subject to an unsuccessful planning appeal. It is evident this is a complex site and that the applicant has sought to address the grounds for refusal in this new application. The applicant appears to focus on responding to impact on the conservation area, an onsite non-designated heritage asset and car parking provision.</p> <p>As a generic principle the Society is supportive of schemes that bring sustainable and long term viable use to vacant heritage assets where interventions are justified and appropriate. We are particularly keen to see redundant commercial property being sensitively repurposed where otherwise it would lack beneficial occupancy.</p> <p>Notwithstanding our generic perspective and acknowledging the revisions made to the previously refused scheme we believe the proposals require significant further attention.</p> <p>The application includes a combined Design and Access / Heritage Statement (D&A) that appears almost exclusively focussed on analysis of car parking provision. We feel there is insufficient detail or explanation within the D&A on other aspects of the scheme, including justification with</p> | | |

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| | <p>plans showing the extent of proposed demolition and how this impacts on historic fabric.</p> <p>It would be helpful to give greater clarity on the proposals to provide separate drawings / plans for the different elements of the site including proposed demolition(s).</p> <p>The applicant makes reference to use of materials specified by the local planning authority (LPA) as appropriate for the conservation area. The Society believes it is important for LPAs to set out and enforce policies for individual conservation areas given the rationale for their designation.</p> <p>Whilst the N&N recognises the constraints and challenges this site presents, nonetheless we believe the application would benefit from reassessment of the number of holiday let units required. It is evident that provision of sufficient car parking is a major factor in delivering an acceptable and viable scheme and a reduction in the number of units will help address this.</p> | | |
| 23/04373/FUL | Full Application | Land And Buildings At North West Of Sandstell Road Spittal Northumberland | Proposed change of use from industrial/commercial to 5 number dwelling houses |
| Planning Officer | Jon Sharp | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society feels this is an innovative use of an existing building. Whereas we have previously objected to proposals for converting modern farm buildings into houses, this appears to be an interesting urban take on converting sheds. The treatment of the main elevation facing the sea is sensitive and the units will certainly attract holiday lets.</p> | | |
| 24/00142/CCD | County Council Development | Garage Blocks Alndale, Amble Northumberland | Conversion of existing garages to form 4 Bungalows |
| Planning Officer | Michael Waddell | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society believes this to be one of several proposal for the redevelopment of Council owned garage courts. The low-key designs for the garage replacements are attractive and should be useful addition to affordable housing in the County. These sites have at times had a poor reputation for misuse and therefore become somewhat of an eyesore. However, they did provide some useful parking for adjacent residents, some of which had no off-street space. We assume the removal of this facility has been taken into account by the applicant.</p> | | |
| 24/00203/LBC | Listed Building Consent | Embleton Tower Embleton Main Street Embleton Northumberland NE66 3UW | Convert former coach house and stables to residential annexe works to include side extension, porch, bin store, garden shed and |

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| | | | gravelled vehicular access including car parking spaces. |
| Planning Officer | Esther Ross | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this application.</p> <p>The Society is pleased to see a neglected stone building renovated and positive improvement in an attractive listed building. The sympathetic treatment of the existing openings is to be commended, together with the matching bedroom extension.</p> | | |
| 24/00231/FUL | Full Application | Barclays Market Place Corbridge Northumberland NE45 5AW | Change of use from class A2 Banks to class C3(a) Dwelling houses. Proposed upgrading works to the existing shopfront and incorporation of two new apartment entrances on the front elevation, extensions at the rear of the property, external decking areas, new garden room/studio at lower ground level. |
| Planning Officer | Ben MacFarlane | | |
| Comment | <p>The Northumberland and Newcastle Society (N&N) submits the following generic comment in respect of this application.</p> <p>The Society notes the generic reduction in traditional high street banks in many communities and this application appears to be a consequence of this. Whilst we lament the loss of local services provided through high street banks we are equally concerned that as in this case they are often buildings of historic significance and stature and it is important their presence continues to provide a sense of place to communities.</p> <p>As a matter of principle we would prefer to see the continued commercial viable use of this important town centre asset perhaps as a shop or office, however we recognise this proposal is a generally sympathetic conversion that will bring beneficial occupancy to this building of quality.</p> | | |