

Northumberland and Newcastle Society (N&N)

Planning and Development Team Planning submissions (Northumberland County Council) – March 2024

Application Reference	Application Type	Location Details	Proposal
24/00860/FUL	Full application	Land At North East Of Clearing In Chevington Wood West Chevington Northumberland	Proposed conversion of an existing building to 1no. dwelling, with associated parking and amenity space
Planning Officer	Liam Collier		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends grant of planning approval for this scheme should be deferred for further information.</p> <p>As a general principle, the Society supports repurposing unused buildings as dwellings where this is reasonable and appropriate. Notwithstanding this, given the predominantly rural environment of Northumberland, the Society believes that all applications to convert agricultural buildings to a residential dwelling need to be subject to rigorous examination of justification criteria and sustainability credentials regarding transport, levels of insulation and renewable energy provision.</p> <p>This application appears to relate to the conversion of a modern farm building, the construction of which was authorised under general permitted development (GPD) rules in 2021 (ref 21/02193/AGRGDO).</p> <p>We note the references in this application to the dwelling being required for continued use of land management, however, this appears to conflict with the justification for the GPD grant in June 2021. The limited detail available in the GPD authorisation prevents our accurate assessment of the veracity of the case for its proposed conversion to a dwelling. It is not entirely clear this is the same building, however, it is evident the applicant suggests the previously authorised agricultural building is now surplus to requirements despite it being of recent construction.</p> <p>We would expect a compelling case to be made out as to why the agricultural building has ceased to have viability given such a short period has elapsed since its construction to help avoid scepticism that may arise.</p> <p>In view of the above we believe the planning authority should defer a decision on this application pending further information.</p>		
24/00779/FUL	Full application	Land West Of High Meadows Haydon Bridge Northumberland	Conversion/Change of use of Agricultural Barn to residential dwelling.
Planning Officer	Rachel Campbell		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme.</p> <p>As a general principle, the N&N supports repurposing unused buildings as dwellings where this is reasonable and appropriate. Notwithstanding this, given the predominantly rural environment of Northumberland, the Society believes that all applications to convert agricultural buildings to a residential dwelling need to be subject to rigorous examination of justification criteria and sustainability credentials regarding transport, levels of insulation and renewable energy provision.</p>		

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	<p>Whilst the application has produced a reasonable design which seeks to maintain the agricultural appearance of the original building and incorporate green energy in the form of solar roof panels and an air source pump, the site is very visible within the wider, rural setting of the Conservation area of Haydon Bridge. The land was recently purchased as agricultural land and is currently used as stabling for the owner's horse. It would seem, therefore, that the site continues to have potential as an agricultural building.</p> <p>As a residential dwelling, the site can only be accessed by the lane requiring mainly vehicular access, with no pedestrian access. Overall, the Society does not believe that the application sufficiently meets the justification criteria to convert to a residential dwelling and recommends that the Planning Committee reject the application.</p>		
24/00783/AGTRES	Prior Approval Agricultural to Residential	Keepersfield Farm Chollerford Hexham Northumberland NE46 4BB	Notification of prior approval for the conversion of an agricultural building to dwelling
Planning Officer	Jonathon Lewis		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends grant of planning approval for this scheme should be deferred for further information.</p> <p>As a general principle, the N&N supports repurposing unused buildings as dwellings where this is reasonable and appropriate. Notwithstanding this, given the predominantly rural environment of Northumberland, the Society believes that all applications to convert agricultural buildings to a residential dwelling need to be subject to rigorous examination of justification criteria and sustainability credentials regarding transport, levels of insulation and renewable energy provision.</p> <p>In this case we note the application seeks to repurpose a legacy agricultural building of substantial age and stature that is currently unused. The Society laments the declining need for such buildings but acknowledges that conversion for residential use is subject to The Town and Country Planning (General Permitted Development) (England) Order 2015, abbreviated as Class Q.</p> <p>As there is no Design and Access statement (D&A) included with this application it is difficult to assess the merits of the proposal. We feel the 'Class Q Statement' included provides substantially less information than required and lacks appropriate explanatory contextual detail.</p>		
24/00387/FUL	Full application	Broom House Farm Hartburn Morpeth Northumberland NE61 4EU	Conversion of existing agricultural buildings to 5no. dwellings, with access and amenity space including part demolition of existing structures
Planning Officer	Stephanie Milne		
Comment	<p>The Northumberland and Newcastle Society (N&N) recommends that planning approval for this application is deferred for further information.</p> <p>The Society notes this application follows on from an existing approved scheme granted in 2023 for conversion of 3 agricultural units to dwellings 23/01077/AGTRES. This approved application was made under The Town</p>		

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	<p>and Country Planning (General Permitted Development) (England) Order 2015 abbreviated as Class Q.</p> <p>It is evident that less than 12 months has elapsed between the grant of Class Q approval and this subsequent Full Application.</p> <p>As a general principle, the N&N supports repurposing unused buildings as dwellings where this is reasonable and appropriate. Notwithstanding this, given the predominantly rural environment of Northumberland, the Society believes that all applications to convert agricultural buildings to a residential dwelling need to be subject to rigorous examination of justification criteria and sustainability credentials regarding transport, levels of insulation and renewable energy provision.</p> <p>We note the application and the Planning Statement make general reference to demolition of 2 barns within the scheme, however a detailed explanation of what this entails appears absent. On embodied carbon and achieving net zero emissions grounds the Society is opposed to demolition of structurally sound buildings unless a compelling case is made to justify this. We would expect this Full Application to include a Design and Access statement (D&A) making this explicitly clear.</p>		
24/00121/FUL	Full application	Land North & East Of Dunstan House Dunstan Northumberland	Construction of two holiday lets (Sui Generis) with associated landscaping
Planning Officer	Jon Sharp		
Comment	<p>The Northumberland and Newcastle Society (N&N) objects to grant of planning approval for this scheme in its current form.</p> <p>The Society notes this proposal follows an earlier refused application with the reason for refusing that application given as “The proposed units would not make a positive contribution to local character and would not integrate with the surrounding built environment contrary to local plan policy QOP1.” We are not of the opinion this is the case and accept the contemporary style of the houses is an appropriate addition to a village of very mixed styles. Notwithstanding this, there have been several other practical issues raised by objectors, the primary one being that Policy 1 of the Craster Neighbourhood Plan states that “New housing, excluding replacement dwellings, will only be supported where occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a principal residence”. It is on this basis the Society feels the application should be refused.</p>		
24/00527/LBC	Listed Building Consent	Stable House Front Row Cambo Northumberland NE61 4AY	Replacement of 3 roof windows on north elevation, slates made good around installation, replacement cladding and door to Porch, enlarged Kitchen window in north elevation. The two existing sash windows in the north wall of the Kitchen to be taken out. Temporary structural support installed to allow safe removal of stone pier between openings, removal of lintels and cills followed by installation of steel back-lintel to wider opening and reinforced artificial stone outer lintel

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			and cill - to match surrounding sandstone. New composite double-glazed casement window to match detail and painting of existing windows in the rest of this elevation and Internal Alterations.
Planning Officer	Ben MacFarlane		
Comment	<p>The Northumberland and Newcastle Society (N&N) submits the following comments for consideration in respect of this scheme.</p> <p>The Society supports in principle the minor alterations to Stable House to increase its amenity and acknowledges the care in detailing of the insertions which are largely sympathetic.</p> <p>We believe that both the replacement of the roof lights with an heritage version, and the rebuilding of the porch in larch cladding will enhance the building. Notwithstanding this, whilst acknowledging the continuity of style from existing windows with the triple pane opening light, we find the horizontal emphasis of the new kitchen window as a whole to be unsympathetically at odds with the remainder of the elevation.</p> <p>In order to increase the light levels in the kitchen, may we respectfully suggest that to widen the opening as designed, but extend the 3 panels down to floor level would produce a rather better proportioned contemporary addition to the pretty elevation without detriment to it .</p>		
24/00833/LBC	Listed Building Consent	Rennington House Millway Loaning Rennington Northumberland NE66 3RW	Orangery extension, internal garage and pantry improvements and a small pigsty conversion into a bike store
24/00832/FUL	Full Application	As above	As above
Planning Officer	Katie Lois		
Comment	<p>The Northumberland and Newcastle Society (N&N) supports grant of planning approval for this scheme.</p> <p>The Society notes that this application is part of a larger renovation to convert former stables and outbuildings into 2 new dwellings at Grade II listed Rennington Farmhouse. Our Design and Planning Team were extremely impressed by the applicants Design and Access Statement and the extensive detail provided.</p> <p>It is an exceptionally well thought out scheme which we are more than happy to support. The new orangery will complement a significant heritage Northumbrian asset, its scale and appearance in harmony with the existing structure.</p>		