

Development Management Committee
28th February 2018

From: [DC Consultation](#)
To: [Rebecca Adams](#); [Laura Garth](#); [Margaret Telfer](#)
Subject: FW: Planning Application Consultation 18NP0005 The Library Tasset Hexham Northumberland NE48 1LY
Date: 25 January 2018 08:55:53

From: Parish Clerk [REDACTED]
Sent: 24 January 2018 22:49
To: DC Consultation
Subject: Re: Planning Application Consultation 18NP0005 The Library Tasset Hexham Northumberland NE48 1LY

RE: Planning Application NO 18NP0005, Ms Parker, The Library, Tasset

Tasset and Greystead Parish Council wish to object to the plans due to the lack of parking provision associated with the application which is near to occupied dwellings.

Claire Miller, Clerk
Tasset and Greystead Parish Council

Sent from [REDACTED]

From: NNPA Planning Consultations <dcconsultation@nnpa.org.uk>
Sent: 23 January 2018 11:21
To: Ms C Miller - Clerk to Tasset and Greystead P.C
Subject: Planning Application Consultation 18NP0005 The Library Tasset Hexham Northumberland NE48 1LY

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=18NP0005>

DC Consultation, Development Control Consultation
Telephone: Mob:
Web:
www.northumberlandnationalpark.org.uk<<http://www.northumberlandnationalpark.org.uk/>>

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J P Walton
West Burnbank
Tarsset
Hexham
NE48 1LY

28th January 2018

Planning Department
Northumberland National Park
South Park
Hexham
Northumberland
NE46 1BS

Dear Sirs

Planning Application - 18/NP0005

As a close neighbour of the applicant property I am writing to object to the above planning application on the following grounds:

1. West Burnbank hamlet is limited legally and physically to two private domestic dwellings not for commercial use
2. There are no facilities for parking for any further cars
3. The septic tank serving the hamlet is already overloaded with the Applicant's extra usage. Yet further emissions will cause serious problems to the system designed only for limited number of users.
4. The application is being made by an Applicant who is already in breach of planning law in that there has been unlawful use of the premises for B & B in connection with the Applicant's nearby pub.
5. The proposals would be an inappropriate intensification of use of this limited hamlet.

Yours faithfully



J P Walton
BSc (Hons)



M H and Mrs M J Walton
Burnbank Farm
Tasset
Hexham
NE48 1LY

29th January 2018

Planning Department
Northumberland National Park
South Park
Hexham
Northumberland
NE46 1BS

Dear Sirs

Planning Application - 18/NP0005

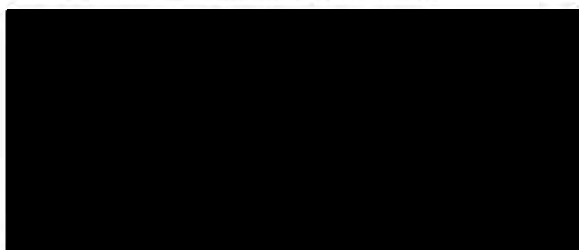
We are writing to object to this planning permission on the grounds of procedural irregularity. We are the owners of adjoining property at West Burnbank immediately adjacent to the Applicant's property. We are directly affected by the planning application and should have been served with a notice under section 66 T & C P Act.

On that basis, the application should be rejected and if a new application is made, proper notices served upon us.

In any event we would object to such an application on the following grounds:

1. West Burnbank is limited legally and physically to two private domestic dwellings. Commercial use is not allowed under covenants affecting the property and is not suitable for such a property.
2. There is no space for parking for further cars, nor the legal right to do so.
3. The septic tank serving the property is already overloaded with the Applicant's extra usage. Any extended use may damage the system designed only for a limited number of users.
4. The application is being made by an Applicant who is already in breach of planning law in that there has been unlawful use of the premises for B & B in connection with the Applicant's nearby pub.
5. The proposals would be an inappropriate intensification of use of this limited hamlet.

Yours faithfully
Michael H Walton and Marilyn J Walton



S L Walton
West Burnbank
Tasset
Hexham
NE48 1LY

30th January 2018

Planning Department
Northumberland National Park
South Park
Hexham
Northumberland
NE46 1BS

Dear Sirs

Planning Application - 18/NP0005

As a close neighbour of the applicant property I am writing to object to the above planning application on the following grounds:

1. West Burnbank hamlet is limited legally and physically to two private domestic dwellings not for commercial use
2. There are errors in 3.4 of the design statement of the application. In addition it does not give any indication of how high the parapet wall would be or if there would be any additional lighting on the roof balcony. The Library is already highly visible from surrounding roads in the area, especially at night, due to its very large windows and lack of blinds, any further lighting would be at odds with the National Park's Dark Skies policy
3. The Applicant has no legal right to park any more than two cars in front of the property. The excessive number of cars parked at, and visiting, the property during the past year has caused considerable damage to the edges of the drive and to the yard.
4. Regarding the Foul drainage Assessment Form. In this form the Applicant states that it is an existing toilet in an existing house that has been there since the house was built. This is not true. When the house was divided the Library contained one kitchen and one bathroom, both situated downstairs. The Library now contains three kitchens, two bathrooms, one shower room and a bath in a bedroom, none of which are the original fittings.
5. The application is being made by an Applicant who is already in breach of planning law in that there has been unlawful use of the premises for B & B in connection with the Applicant's nearby pub. The negative effects of the premises being used as a B & B include parking issues, excessive rubbish and visitors trespassing into the adjoining property's garden when lost.
6. The proposals would be an inappropriate intensification of use of this limited hamlet.

Yours faithfully

Sharon Walton

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 18NP0005

Description of development: Change of use from single dwelling house to dwelling house with first floor self-contained holiday let flat (retrospective) and retention of external staircase. Installation of timber cladding to front elevation of property. Creation of balcony area for proposed flat to northern end of property and installation of parapet wall to eastern side with glazed panels to north and west

Location: The Library, Tarsset, Hexham, Northumberland, NE48 1LY

Date: 30/01/2018

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability

Assessment of proposal:

The proposed development has been assessed in conjunction with the National Planning Policy Framework and is considered acceptable in regards to highway matters.

Assessment of Proposal Checklist

- Transport Statement or Assessment - N/A
- Pedestrian routes, Public Transport and Cycles - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- Road Safety - No road safety issues.
- Travel Plan - N/A
- Car Parking - It has been noted that there are some concerns regarding parking provisions for the development however, the block plan shows 3 spaces with sufficient turning which is considered acceptable in highway terms.
- Cycle Parking - No details have been submitted in regards to cycle parking/storage.

- Highway Works - No proposed works.
- Highway Land and Property issues - The road leading to the property is private.
- Refuse Storage and Servicing - To remain as existing.
- Lighting - N/A

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
N/A
Standard Conditions
<p>Implementation of car parking area</p> <p>The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p> <p>Details of cycle parking to be submitted</p> <p>The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.</p> <p>Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework</p>
Informatives
None

Consultation Checklist

Street Lighting	N
Highways Programmes, Traffic Management, Cycling	N
Highway Area Inspector , Waste, Greenspaces, Traffic Signals	N
Streetworks	N
Parking	N
Infrastructure & Adoption Records	N
Highway Design, Highway Structures & Road Safety	N
Travel Plans and Public Transport	N
School Travel Plans	N
School Transport/ Passenger Transport Services	N
S278	N
S38	N