

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

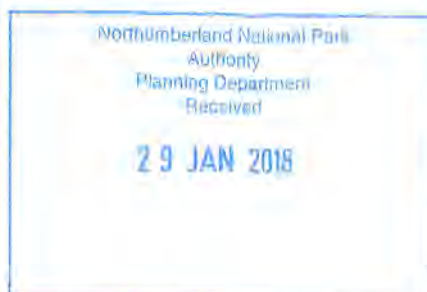
Sent from [REDACTED]

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

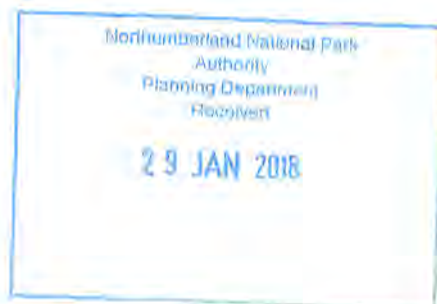
As a close neighbour of the applicant property I am writing to object to the above planning application on the following grounds:

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
Tarsset
Hexham
NE48 1LY

29th January 2018

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

Dear Sirs

Planning Application - 18/NP0005

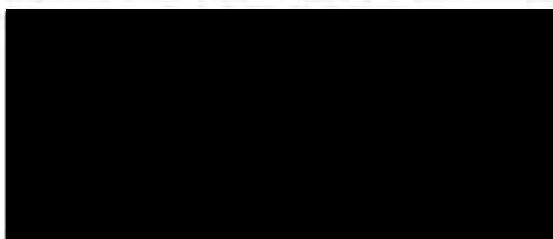
We are writing to object to this planning permission on the grounds of procedural irregularity. We are the owners of adjoining property at West Burnbank immediately adjacent to the Applicant's property. We are directly affected by the planning application and should have been served with a notice under 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
Tarset
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

From: Mary Parker
To: [Rebecca Adams](#)
Subject: Response to objections for planning application for The Library, Tarsset
Date: 20 February 2018 13:55:34

Rebecca

I would like to comment on the three objections received
Please advise if you need any further information from me.

Best regards
Mary Parker

Objection on 29th January from Mr and Mrs M H Walton

Westburn Bank where the Library is situated was converted into **four dwellings** in the late 60's/early 70's by the parents of Mr MH Walton.
They were four different owners or tenants living there.

Parking is a matter of opinion and there has never been a problem since I have lived here.

The septic tank was designed for use by Burnbank Farm, Burnbank Cottage and the four dwellings at Westburn Bank which includes the Library.
There are no grounds whatsoever so say that the system is being overloaded by any extra usage from The Library.

West Burnbank has two bathrooms and a shower room which probably also has a toilet and there are two families living there.
You can not identify the usage of the septic tank and having more than one toilet does not mean they are all in use.

As far as I was aware I was not in any breach of planning law as private dwellings can offer bed and breakfast.

The dwellings cannot be considered as a hamlet.

Objection by Sharon Walton on 30th January 2018

Westburnbank is too small to be considered a hamlet.

The Library has full length curtains on every window.
There is no further lighting planned for the roof balcony.

There is never an excessive number of cars parked here. There are only two people who live in the Library and the upstairs proposed holiday let only has one bedroom.
It is not intended to be let out to more than one person or couple.

There is absolutely no basis to say the number of cars visiting the property has caused damages to the edges of the drive.
The drive is very narrow and both properties have deliveries of oil and coal and those vehicles are quite wide.

Westburn Bank has regular deliveries of parcels during the day by various companies driving vans and they also have a regular visits from relatives in farm vehicles such as a JCB, quad bikes with trailers on etc...
My office is at home and I see these vehicles daily.
It is ludicrous to say that vehicles visiting me have damaged the sides of the drive.

The Library always had at least two bathrooms and two kitchens when it was divided into two dwellings.
I'm not sure of the relevance of having a bath in a bedroom - downstairs had a bath replaced by a shower two years ago.
It does not mean that if there is more than one toilet, bath or kitchen that they are in constant use.

The 'negative effects' mentioned cannot be justified as coming from any visitors to the Library.
There is no 'excessive rubbish' that would imply that the bins were constantly overflowing on a regular basis. The bins happen to be located at the top of the drive and can be used by passers by. There is never a problem with rubbish.
As regards to 'lost' visitors trespassing into the adjoining property's garden - again this cannot be attributed to visitors to the Library as first of all they wouldn't be lost as they are given clear directions. This could be attributed to the fact there is no sign at the bottom of the drive to say that it is Private and people may wander up thinking it is another lane.

The area cannot be classes as a hamlet.

The objection by J P Walton on 28th January

This objection appears to raise identical points to the other two objections and I believe my previous responses will cover all of these points

From: [Rebecca Adams](#)
To: [Rebecca Adams](#)
Subject: FW: Planning
Date: 06 March 2018 10:56:39

-----Original Message-----

From: Michael Walton [REDACTED]
Sent: 26 February 2018 08:22
To: Tony Gates
Cc: Susannah Buylla; Member Sue Bolam
Subject: Planning

Dear Tony,

Sorry to bother you, but it is 8am Monday 26th Feb and I am completely unable to locate the planning papers for Wednesday's meeting.

How is one expected to know if one wants to speak if you have discontinued posting agendas on the web with no prior notification

Should you be minded to approve the West Burnbank application we would expect the usual condition that no work can be started until the land ownership has been resolved.

In the last three weeks at least three new outside lights have been fitted thus making a mockery of your dark sky's policy, also most of the information supplied about the foul water system is completely false as you will be aware if your officers have visited the site.

Regards
Michael Walton.

Regards
Michael W.
Sent from my iPad
Therese Burgess, Corporate Support Manager & PA to Chief Executive
Tel: 01434 611516 (x243)
Mob:

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Susannah Buylla, Head of Development Management
Tel: 01434 611577 (x208)
Mob:

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Rebecca Adams, Planning Officer
Tel: 01434 611552 (x278)
Mob:

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From: Michael Walton
To: [Planning Email Group](#)
Cc: [Tony Gates](#); [Susannah Buylla](#); [Members](#)
Subject: Re: Planning Application 18NP0005
Date: 27 February 2018 10:07:46

Dear Rebecca

Further to our earlier email sent this morning, if the members are minded to grant the application 18NP0005 could we respectfully request a condition that no work can be started until it can be demonstrated that adequate off road parking can be legally achieved.

Regards

M h & M J Walton

Sent from my iPad

> On 27 Feb 2018, at 8:44 am, Michael Walton [REDACTED] wrote:

>

> Dear Rebecca

>

> Having now been able to study the report of planning application 18NP0005 we are very concerned that the block plan and the planning report does not make it clear that the ownership of the drive and the entire yard, excluding a 1 metre maintenance strip next to the Library, is owned by M H, M J & J D Walton. The applicant only owns the right to park 2 cars.

> The application therefore creates a new dwelling in the open countryside with no car parking spaces except by constant trespass. It is worrying that the NNPA encourages breaking the law in pursuit of tourism. In all other planning applications new dwellings have a requirement for 2 car parking spaces per dwelling. This is a national standard.

> What is to stop this dwelling being sold in the future on a separate title with no legal right to park?

> In the last fortnight the applicant has installed at least FIVE new outside lights, so much for a regard to the NNPA dark skies policy.

>

> Regards

>

> M H and M J Walton

>

> Sent from my iPad

From: [Rebecca Adams](#)
To: [Rebecca Adams](#)
Subject: FW: The Library
Date: 06 March 2018 10:59:59

From: Jenny Ludman [REDACTED]
Sent: 28 February 2018 17:17
To: Rebecca Adams
Cc: Mary Parker [REDACTED]
Subject: Re: The Library

Hi Rebecca,

[REDACTED]

With regard to the FDA1 form, the comments you have received may be alluding to the fact that it says (in my red writing on the form) that the toilet was put in when the house was built. In fact, the en-suite may have been installed later, in which case I can amend the FDA1 form, although that makes no difference to the fact that planning permission is not required in any event to put a new toilet/en-suite in a house. Mary perhaps you could clarify when the toilet was put in?!

The parking situation as you rightly say, is not a planning issue. There is a massive amount of parking space outside the property; three spaces have been shown on the plans, although it is not proposed to mark those spaces out. If it would help matters, we could change them to two, although I am reluctant to pander to this type of nonsense.

The change of use to a self-contained flat would make no material difference to the parking situation than if a family with older children (for instance) were living there, with their own cars.

If the neighbours choose to take action against Mary or anyone else who buys that house, because they are parking more cars than they are allowed, then that is their right (but I struggle to see how they would be successful).

With regard to the flat being sold off, 'with no legal right to park', this is immaterial to this application. This would be dealt with by solicitors in the usual way if that situation were to arise. Other than clarifying this (i.e. the distinction between ownership/covenant law, and the planning system), I don't really see what additional information we can provide.

The installation of outside lighting doesn't require planning permission (unless excluded by way of condition), and I think whether there has or hasn't been lighting put into the property in the past is immaterial to this application. I am sure that a condition (as proposed) restricting further lighting would be acceptable, particularly since the balcony is advertised as a 'stargazing' space.

Thank you for the opportunity to agree conditions prior to the formal decision to eliminate some of them from the decision notice, but I think that we will just wait until we get the approval (if

we do!) before progressing further with this.

Thanks for your help with this Rebecca,

Best wishes,

Jenny

**Jenny Ludman MRTPI
Ludman Planning**

**Tel: 01434 611575
Mob: 07979 195455**

Eastburn, South Park, Hexham, NE46 1BS

**E-mail: jenny@ludman-planning.co.uk
www.ludman-planning.co.uk**

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**Rebecca Adams, Planning Officer
Tel: 01434 611552 (x278)
Mob:**

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