



Alwinton Parish Council  
Janies Cottage  
Alwinton  
Morpeth  
Northumberland  
NE65 7BQ

Tel: [redacted]

28-3-18

Ref 18NP0007

Dear Mrs Adams,  
I am writing as clerk to the PC who have met and discussed the plans for the proposed bunkhouse. The PC had no objections in principle to a bunkhouse but found the plans as presented lacked confirmed detail which raised issues eg final roof height; possible change of wall materials at base level; optional roofing materials; no emergency exit from bedrooms; no access to the rest of the field from the road, outside lighting to be compatible with the dark skies initiative; sewerage pipe crossing the burn.

The P.C would like to make a positive

suggestion that any temporary tourist accommodation be located in the adjacent family owned caravan field which already has a water stand pipe supply, access to the road and mature trees and hedges which would mitigate the visual impact on the landscape of the proposed site.

Yours faithfully



back to the PC

**Support the application**

Reasons:

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**Object to the application**

Reasons:

*See attached letter*  
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**No objections**

Comments:

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Consultee Name : **Mrs M Ward - Clerk to Alwinton Parish Council**

Date : *28.3.18*

Ref No. : **18NP0007**





**Alwinton Parish Council  
Janies Cottage  
Alwinton  
Morpeth  
Northumberland  
NE65 7BQ**

**Tel: [REDACTED]**

19.4.18

Ref 18NP0004

Dear Mrs Adams,  
Further to your query regarding the PC's response to the above application I can confirm that they objected to the plans for the reasons stated.

Yours sincerely

[REDACTED]

bleck.



T: 0345 604 7468  
nwl.co.uk

Northumbrian Water Limited  
Leat House  
Pattinson Road  
Washington  
Tyne and Wear  
NE38 8LB

Direct Line: [REDACTED]  
E-mail: [REDACTED]  
Your Ref: 18NP0007

14<sup>th</sup> March 2018

**FAO: Rebecca Adams**

Dear Rebecca,

**Subject: Rose and Thistle, Alwinton, Northumberland, NE65 7BQ**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Laura Amos**  
Developer Services

Northumbrian Water Limited  
Registered in England and Wales No 2366703  
Registered Office: Northumbria House  
Abbey Road, Pity Me, Durham, DH1 5FJ

# NORTHUMBERLAND

## Northumberland County Council

### MEMO

**To:** Rebecca Adams, Planning Officer ([planning@nnpa.org.uk](mailto:planning@nnpa.org.uk))  
**From:** Cara Smith, Environmental Health Officer, Environmental Protection Team  
**Date:** 19/03/2018  
**Our Ref:** SRU119020  
**Planning Ref:** 18NP0007  
**Subject:** Proposed bunkhouse accommodation with associated parking and cycle store  
**Location:** Rose and Thistle, Alwinton, Northumberland, NE65 7BQ

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I refer to your consultation, dated 8/03/2018 and attachments:-

- Contamination Assessment: Screening Assessment Form, Dated: 19th January 2018
- Application Form, 06/02/2018
- Location Plan, submitted with application.



Public Health Protection does not object to the proposal providing that the measures detailed in the application documents are implemented as stated.

#### Advice to Developer

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants.

Applicants / Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

	Name	Signature
Prepared by	Cara Smith	
Checked by	David Lathan	

## HDM Planning Application Consultation Response

HDM Case officer: Sarah-Jane Imrie

Planning application number: 18NP0007

Description of development: Proposed bunkhouse accommodation with associated parking and cycle store

Location: Rose and Thistle Alwinton Northumberland NE65 7BQ

Date: 12th April 2018

### RECOMMENDATION:

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

### Assessment of proposal:

- When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.
- The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.
- It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to cycle storage, refuse storage, car parking, access works, advertisements and the impacts during the construction phase will address any concerns with the proposed development.

### Assessment of Proposal Checklist

- Transport Statement or Assessment

Not applicable for a change of use of this scale .

- Pedestrian routes, Public Transport and Cycles

The proposed development site is located on the U4097, in Alwinton. There are no existing footways or street lighting on this section of highway, there are no immediate links to public transport, and National Cycle Route 68 can be accessed 220 metres to the south of the site.

- Road Safety

The proposed development site is located on the U4097, in Alwinton, which has a 60mph speed limit and no current parking restrictions. It is considered that this proposed development of bunkhouse accommodation with in curtilage car parking and cycle storage will not have an adverse impact upon highway safety.

It is advised that, in the interests of highway safety and the amenity of the surrounding area, no building materials or equipment shall be stored on the highway and no mud, debris or rubbish shall not be deposited on the highway.

- Travel Plan

Not applicable for a change of use of this scale.

- Car Parking

Details of car parking have been given as part of the application and have been shown on the submitted plans. It is considered that the proposed car parking arrangements are acceptable and appropriate for a development of this scale and use, and the applicant is advised that the development shall not be brought into use until this car parking area has been formed. Thereafter it shall be retained at all times for the parking of vehicles associated with the development.

- Cycle Parking

Details of cycle storage have been given as part of the application and have been shown on the submitted plan. This type of storage and location are considered acceptable and appropriate for this scale of development.

It is advised that the development shall not be brought into use until the cycle storage area as shown on the submitted plans has been constructed, and thereafter the area shall be retained for the storage of cycles associated with the development at all times.

- Highway Works



As a result of this development the applicant will be required to enter into a S184 Agreement with the Highway Authority to upgrade the existing access onto the U4097 to Northumberland County Council's standards. This will be secured by condition.

- Highway Land and Property issues

There are no highway land or property issues to address as a result of this application.

- Refuse Storage and Servicing

Details of a refuse storage area has been given as part of the application and has been shown on the submitted plans. This refuse storage location is considered acceptable and appropriate for a development of this type and scale.

The applicant is advised that the development shall not be brought into first use until the refuse storage location has been formed, and thereafter shall be retained at all times for the storage of refuse associated with the development.

The applicant is reminded that no refuse storage contained may be stored on the highway, except for on the day of collection.

- Lighting

No details of external lighting have been given as part of the application or shown on the submitted plans. It is considered that any standard external residential lighting will not have an adverse impact on highway safety.

The applicant is reminded to obtain advertisement consent for the proposed bunkhouse development.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
S184 Agreement with regards to the modifications to the existing site access
Standard Conditions
<p>HWD2 Implementation of car parking area 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. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.</p> <p>HWD4 Details of means of vehicular access to be constructed The development shall not be occupied until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.</p> <p>HWD14 Implementation of cycle parking The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times. Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.</p> <p>HWG4 Refuse - No external refuse outside of the premises No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection. Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.</p>

## Informatives

### INFO21 Reminder to obtain advertisement consent

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

### INFO24 Alterations to vehicle crossing point (S184)

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [northernareahighways@northumberland.gov.uk](mailto:northernareahighways@northumberland.gov.uk).

### INFO33 Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

### INFO40 Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

### Consultation Checklist

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

## Laura Garth

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**From:** DC Consultation  
**Sent:** 27 April 2018 14:46  
**To:** Laura Garth; Rebecca Adams  
**Subject:** FW: Planning Application Consultation 18NP0007 Rose and Thistle, Alwinton, Northumberland, NE65 7BQ

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

**From:** Gill Thompson  
**Sent:** 26 April 2018 16:35  
**To:** DC Consultation  
**Subject:** RE: Planning Application Consultation 18NP0007 Rose and Thistle, Alwinton, Northumberland, NE65 7BQ

Dear Rebecca,

I have looked at the details for this proposal together with the Ecological Assessment and have a few comments. The proposed location is on an area of undeveloped land. This land is a closely grazed and improved field; our 1992 Phase 1 survey and all aerials from 2001 show this to be the historical use also. The ecological assessment survey was carried out on 12th January which is not a good time for an ecological assessment, but I will concur with the report's conclusion that due to the lack of features found on site it is acceptable. The features of interest that do occur on site are hedges and hedgerow trees that need to be retained and protected. The current field entrance is proposed to be utilised as the site entry, but I am unclear as to whether another entry, and therefore a loss of length of hedge, is also proposed to access the remaining area of the field. The protection of hedges and trees using fencing during construction is good practice and should be made a condition. I suggest that a new hedge of native species is planted all the way round the site to off-set the loss of any stretches of hedge and the permanent loss of the area of improved grassland.

The Hoseden burn is immediately adjacent to the proposed site which flows into the River Coquet SSSI. It is proposed to connect the facility to the mains sewer which is good and I note that Northumbrian Water have no objections. I would however point out that the sewerage connection is on the other side of the burn. I'm not sure if this is a problem, but would need confirming that it would be possible to do this with no impact on the burn. Construction of the facility has the potential to pollute or siltate the burn, particularly if there is some excavation as alluded to in the documents, and I suggest that a pollution prevention strategy is developed prior to commencement and made a condition.

I support the provision of the bat and bird boxes, but they are not shown specifically on the plans. Incorporating into the design of the building would be best practice. Drawing no. 79/17 mentions 2 no. nesting boxes, not making it clear whether they are bat or bird (as I note the ecological report is vague). I would suggest that if permission is given this element needs clarifying and at least 2 bird and 4 bat (1 each elevation) should be provided. This would not be disproportionate given the permanent loss of improved grassland proposed.

In addition to the above, the other recommendations in section 7 of the report that should be made a condition if approval is given are those pertaining to lighting, construction methodology, permeable hardstanding and tree protection.

If the conditions above are made I have no objections on ecological grounds.

If you wish to discuss further, please get in touch.

Regards,  
Gill Thompson

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

**From:** DC Consultation

## Grounds of Objection to application 18NP0007 for bunkhouse accommodation

By way of introduction I own Alwinton Farm which adjoins the application field to the south with the farm surrounding Alwinton to the south, west and north.

Whilst I support the principle of bunkhouse accommodation being provided ancillary to the Rose and Thistle I object to this application for the following reasons:-

1 The proposed site will constitute visually intrusive development beyond the existing built up area of Alwinton.

2 Situated at the entrance to Alwinton from the east the proposed building will adversely affect the setting of this important National Park settlement.

3 Under the heading "Policy 6 Priorities" the planning statement seeks to mount an argument that there is no other suitable site for the bunkhouse. The statement refers to the applicants owning the Rose and Thistle and the store building opposite and that neither provide opportunities for a bunkhouse. They go on to submit that there is no previously developed land available on the market nor any other suitable sites adjacent to the village other than the application site. However that statement does not accurately reflect the actual position as to land ownership.

4 A search of the Land Registry discloses that the title plan of the Rose and Thistle, ND137026, copy attached, includes not only the Rose and Thistle buildings but also the field behind. To my knowledge for more than 10 years this field has been used for a camp site by the owners of the Rose and Thistle and such use would now be the lawful use. Given the use, this camping field is clearly a suitable site for a bunkhouse and a suitable site adjacent to the village. As the applicants state that The Rose and Thistle is owned by them and the camping field is part of the title then the camping field is in their control. Therefore the applicants do actually own by their own admittance a site for the bunkhouse which is eminently more suitable than the application site.

5 The applicants state that the bunkhouse will be ancillary to the Rose and Thistle and that the occupants will use the facilities of the Rose and Thistle. As such therefore a much better location for the bunkhouse will be within the camping field and be truly ancillary to the Rose and Thistle unlike the application site where the use could become severed from the Rose and Thistle and lead to pressures for alternative uses.

6 Turning to comments on the plans whilst the planning statement refers to the opportunity to create a platform lower than the surrounding ground level to the east no such proposals are identified on the site plan or any slab levels provided. Equally there are no dimensions on the plans showing the eaves or ridge height of the building nor any dimensions as to exact distances from boundaries. Given the unfortunate planning history of Hosedon House if despite objections the National Park are minded to grant planning permission then plans should have measurements on them as just stated.

7. The site plan also refers to hedges fencing being required 3m from hedge lines and any trees affected by the proposals. Such fencing is alien to the character of the National Park.

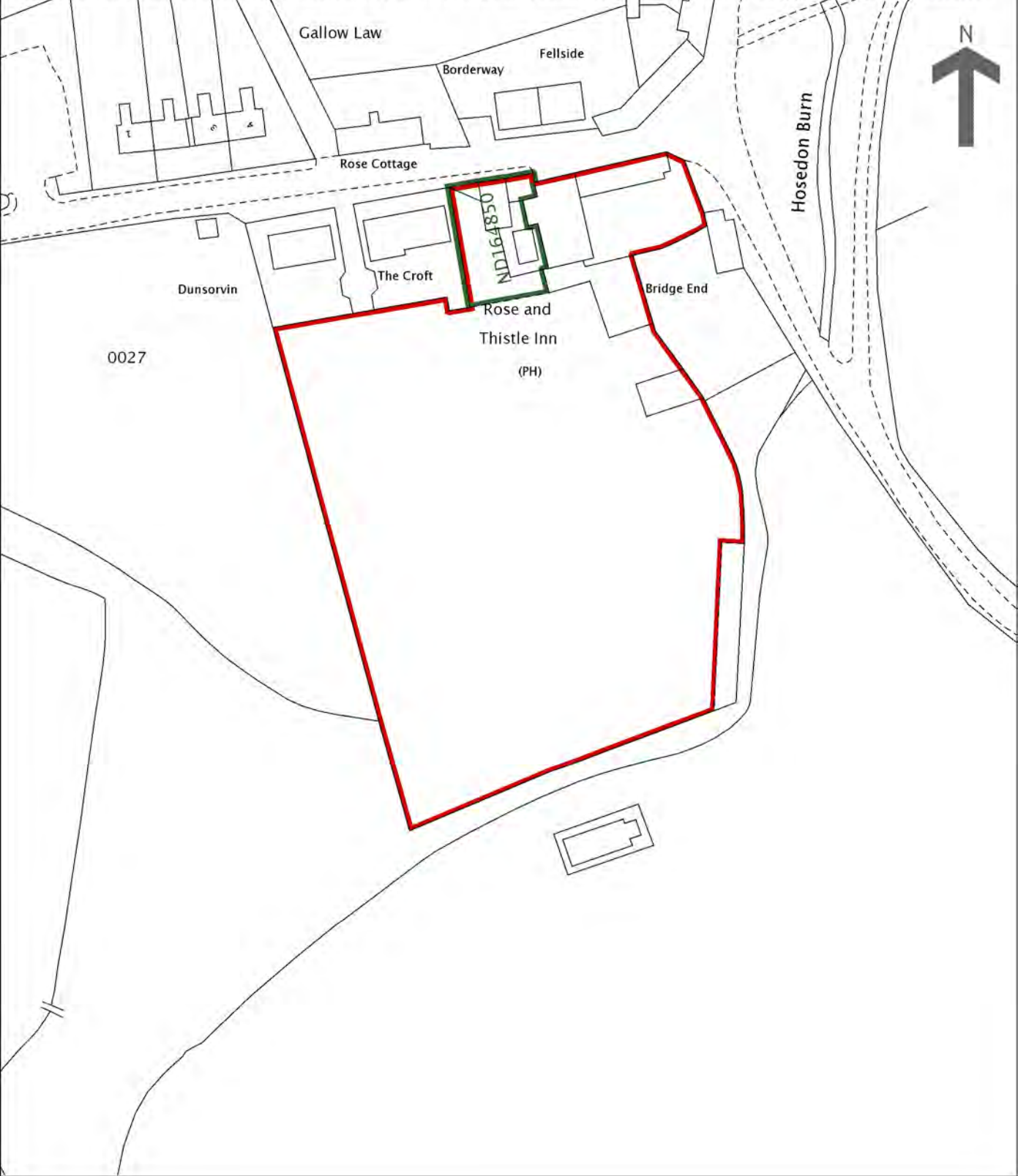
8. If planning permission is granted a planning condition limiting the use of the bunkhouse as ancillary to the Rose and Thistle should be imposed.

In summary I object to the site of the proposed bunkhouse but would support an application for a suitably designed and located bunkhouse within the camping field behind the Rose and Thistle

Tim Kenny FRICS FAAV



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## Laura Garth

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**From:** Mal Lorimer [REDACTED]  
**Sent:** 12 April 2018 21:08  
**To:** Planning Email Group  
**Subject:** Planning Application 18NP0007

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms Adams,

I am writing to submit representation for the above Planning Application in Alwinton village. I should state at the outset that I have no objection to a bunkhouse per se, but would like to make a number of comments as follows:

I have concerns with the ambiguity of the information in the submission documents. If the Planning Authority were to deem this site appropriate (and if other options are not available – I will touch on this later) more information should be sought on proposed levels. The application documents indicate no floor height in relation to the site entrance.

I note that the site plan indicates “Site area to be excavated to allow the proposed single storey buildings to be as unobtrusive as possible”. This I would support, but no detail is given as to the extent of the proposed excavation (the site section drawing appears indicative and the slope does not appear to correspond to the reality of the site). It would seem appropriate that the finished floor level is maintained level with the existing site access, or 150mm above it, allowing for DPC detailing, for the new building to be as unobtrusive as possible.

Supporting image ‘Bunkhousepic1’ shows a very well detailed contemporary interpretation of a timber-clad, detached structure. Subtleties such as flush eaves and recesses to the cladding at window positions help to elevate this design from what would otherwise be an uninspired timber shed. The fear is that these documents offer little detail to give confidence that a similar level of quality could be achieved - no recesses are indicated on plan, which would suggest that the cladding is flat. I would suggest that, as well as conditioning materials, as standard, the Planning Authority should seek to condition the submission of large scale details to ensure that a good quality design is delivered.

The roofing material is stated as felt shingles. I would suggest that this is not a locally prevalent building material and as such is inappropriate. Should the building be sited a little out of the village, one could argue for metal sheet roofing (in the language of an agricultural outbuilding). If the Authority supports the proposal on this site, however, then it would be difficult to argue that any roofing material other than slate being appropriate in this context.

Herras fencing is stated as providing protection to trees and hedgerows. I would view this as unsuitable as a permanent solution for this site. This choice of material does also not appear to respond to the *Local Development Framework Design Guide’s* statement: “Appropriate boundary treatments and landscaping can often help to anchor the development into the wider setting”

Finally, I note that the Parish Council have suggested an alternative site, one field down, off the main road. It might be that this would form a more suitable site for a building such as this (with its natural topography more suited to nestling a building from view and its southerly orientation). The slight detachment from the village could also be more fitting for a structure clearly designed to read as an agricultural outbuilding (as opposed to a stone construction, more typical of a detached structure set within a rural village).

Regards,

Mal Lorimer  
Bridge End Cottage, Alwinton

**From:** Gareth Latcham  
**To:** [Rebecca Adams](#)  
**Subject:** Bunkhouse.  
**Date:** 10 April 2018 17:36:21

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Hi Rebecca, following on from our telephone conversation last week.

We were a little disappointed to read the comments from both the parish council and Mr Kenny.

The field behind the pub, that Mr Kenny is referring too has been discounted as a suitable site for the bunk house due to shared access into the field, and also disruption to our neighbours with people coming and going past the properties.

The field is not and has not been a camp site for the last 10 years as mentioned by Mr Kenny.  
The only camping we have in that field is for the search and rescue fundraising events and Alwinton show.

The caravan field that the Parish council are referring too is a little too far out of the village, and so not suitable for the cyclists to walk to the pub.

We genuinely are trying to support the pub, and are turning groups of cyclists and walkers away on a weekly basis.

We do not think it appropriate for Mr Kenny to mention past planning applications that we submitted, as it has nothing to do with the bunk house.

Thanks for time  
Regards, Gareth

Sent from my iPad

Ted Liddle  
**CycleTRAX** / Sandstone Way Coordinator  
Chapel House  
Steel  
HEXHAM  
NE47 0HD

Gareth and Jane Latcham  
**Rose & Thistle**  
Alwinton  
MORPETH  
Northumberland  
NE65 7BQ

7<sup>th</sup> June 2017

Dear Gareth and Jane,

**Proposed bunk barn**

I write to give my full support for the creation of a bunk barn attached to the Rose and Thistle pub in Alwinton.

There are a large number of people who enjoy walking in the countryside who need accommodation. Cycle Tourism is growing exponentially in popularity and cycling in remote areas has a unique appeal but the more remote the countryside, the greater the need for accommodation of all types. Alwinton sits on these cycle routes – open and planned:

The Pennine Cycleway - due to be re-energised 2018 / 2019

The Sandstone Way [www.sandstoneway.co.uk](http://www.sandstoneway.co.uk) – open and a proven demand for accommodation

The Cheviot Hills Orbital by Mountain Bike – new route map published in July 2017

The Grand Tour of Northumberland Cycle Route – awaiting pre-launch improvements

The Dozen Dales Cycle Routes – intertwining road and Mountain Bike route: Wooler to Skipton

The road bike Tour of Cheviot and Kielder

The area is already popular with mountain bikers who will appreciate bunk barn accommodation. There is a demand from general visitors to the area around Alwinton for accommodation whilst more participation and attendance events are being held locally when supply of beds fails to meet demand.

I wish your project the success it deserves to help meet the demand it recognises.

Sincerely: Ted

Ted Liddle  
Sandstone Way Coordinator  
Cycle Tourism Specialist

