

**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: Planning Application Consultation 18NP0104 Greenhaugh First School, Greenhaugh, Hexham, Northumberland, NE48 1LX  
**Date:** 04 December 2018 15:36:55

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**From:** Parish Clerk [REDACTED]  
**Sent:** 29 November 2018 16:13  
**To:** DC Consultation  
**Subject:** Re: Planning Application Consultation 18NP0104 Greenhaugh First School, Greenhaugh, Hexham, Northumberland, NE48 1LX

Tarset and Greystead Parish Council wish to object to Planning Application NO: 18NP0104, Construction of replacement single storey flat roof extension to western elevation to provide additional teaching space at Greenhaugh First School, as follows:

The flat roof extension will not be aesthetically pleasing or enhance the qualities of the National Park; there is no provision for disabled W/C' and there is concern regarding the plan to build over the existing drain which could lead to major drainage problems in the future.

Claire Miller, Clerk  
Tarset and Greystead Parish Council

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**From:** NNPA Planning Consultations <[dcconsultation@nnpa.org.uk](mailto:dcconsultation@nnpa.org.uk)>  
**Sent:** 08 November 2018 14:15  
**To:** Ms C Miller - Clerk to Tarset and Greystead P.C  
**Subject:** Planning Application Consultation 18NP0104 Greenhaugh First School, Greenhaugh, Hexham, Northumberland, NE48 1LX

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=18NP0104>

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

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## Rebecca Adams

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**From:** Rebecca Adams  
**Sent:** 18 December 2018 10:12  
**To:** Rebecca Adams  
**Subject:** FW: Comments on application 18NP0104 - Greenhaugh School extension

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**From:** Chris Jones  
**Sent:** 17 December 2018 17:52  
**To:** Rebecca Adams  
**Subject:** RE: Comments on application 18NP0104 - Greenhaugh School extension

Hi Rebecca,

Sorry for taking time to look into this application. I can confirm I have now done so, consulting the following sources:

- Historic Environment Record: No entries
- National Heritage List for England: No entries
- Historic Village Atlas: Greenhaugh and Tarsset, site lies to the north of the area highlighted as of “medium archaeological sensitivity”
- Aerial Imagery: 2004 images clearly show the ridge and furrow of the sensitive area to the south and the extent of previous development on the site associated with the school. This development has taken place since 1980.

I have no objection to this proposal. The scale of the proposed works and their location are unlikely to cause harm to heritage assets.

Regards,

Chris

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**Chris Jones, Historic Environment Officer**

**Tel:** [REDACTED]

**Mob:** [REDACTED]

**Rebecca Adams, Planning Officer**

**Tel: 01434 611552 (x278)**

**Mob:**

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: Planning Application Consultation 18NP0104 Greenhaugh First School, Greenhaugh, Hexham, Northumberland, NE48 1LX  
**Date:** 04 December 2018 07:43:24

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

From: Gill Thompson  
Sent: 03 December 2018 10:12  
To: DC Consultation  
Subject: RE: Planning Application Consultation 18NP0104 Greenhaugh First School, Greenhaugh, Hexham, Northumberland, NE48 1LX

Dear Rebecca,

I have no ecological objections to this application. I note the bat risk assessment provided with the application and agree there is little risk to bats with this proposed development.

Yours sincerely,  
Gill Thompson

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

From: DC Consultation  
Sent: 08 November 2018 14:15  
To: Gill Thompson  
Subject: Planning Application Consultation 18NP0104 Greenhaugh First School, Greenhaugh, Hexham, Northumberland, NE48 1LX

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=18NP0104>

DC Consultation, Development Control Consultation

Tel: (x)

Mob:

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Gill Thompson, Ecologist  


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DC Consultation, Development Control Consultation

Tel: (x)

Mob:

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**From:** [DC Consultation](#)  
**To:** [Laura Garth](#); [Rebecca Adams](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 16 November 2018 11:25:53

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

From: Web Master  
Sent: 16 November 2018 10:58  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Malcolm J Brodie [REDACTED]

Address:  
Pit Cottage, High Carritheth,,Bellingham, Hexham, Northumberland ,NE48 2LD

Comments:

Whilst accepting the concept that requires an extension to be subservient to its original building, this extension takes that to an extreme. It's visual impact is that of a cheap lump stuck on to the existing pleasant building, primarily by the intention to use a flat roof and not include a window on the road side face. Don't let this be another appalling error of planning judgement, like so many we have had imposed upon us recently.

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 16 November 2018 15:49:00

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

From: Web Master  
Sent: 16 November 2018 12:49  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Rachael Moore [REDACTED]

Address:  
Knoppingsholme Farm, Tarset, Hexham, NE48 1JZ

Comments:

As a parent of children who attend this school, I do not feel that the planned amendments to the building either meet the demands and needs of the children / teaching staff or are in keeping with the National Park. One particular query I would raise is the fact that there is no outside access from one of the classrooms and the space currently used as a classroom (the conservatory) is being replaced by a pre-fabricated unit which will reduce the natural light and inside / outside space for the youngest children in the school. I don't have any objection to the school being extended, but it would be best to discuss the needs of the school fully with the staff / governors and have plans designed which are the best fit.

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 19 November 2018 10:15:41

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

From: Web Master  
Sent: 16 November 2018 16:58  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Neil Murray

[REDACTED]

Address:  
6 Fox Court, Bellingham, NE48 2JW

Comments:  
The design and materials of this extension is an insult to the village of Greenhaugh and the surrounding area.

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 19 November 2018 10:15:50

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

From: Web Master  
Sent: 16 November 2018 18:35  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Ann Gregory [REDACTED]

Address:  
High Newton, Tarsset, NE481PB

Comments:

I understand that this application has been made without any discussion with the school and governors. This is a ridiculous situation.

I hope that this will be rectified immediately and that a new plan will be submitted which takes into account the user knowledge of staff, pupils and governors, as well as a clear financial account of costs to the school now and in the future.

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 19 November 2018 10:16:00

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

From: Web Master  
Sent: 16 November 2018 23:21  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Stephen Jopling [REDACTED]

Address:  
1 Crosshills, Stannersburn, NE48 1DD

Comments:

This planning application has been submitted without agreement or sufficient consultation with the school. The floor plan is inadequate and doesn't provide adequate outside access from the new extension. The overall floor plan is not fit for purpose for a school of this size. Please consult with the school staff and board of Governors before proceeding with this plan. We know through experience that a flat roof may be cheap to install, however, is not a saving in the long term. This isn't the first plan to be proposed, I wonder how much of the allocated budget is being wasted on poor design. Please do it right, don't squander the hard-won budget by ruining what is a great school.

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 19 November 2018 10:16:10

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

From: Web Master  
Sent: 18 November 2018 13:47  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Ralph Braund [REDACTED]

Address:  
Heathery Hall, Tarsset

Comments:

As a former independant school head I was more than surprised to learn that, apparently, this application has been submitted without any consultation with those who use the building. How can this be? Surely it is fundamental to good governance that proper consultation should take place? How arrogant of whoever decided to ignore the opinions of those who are expected to care about their working environment and their community. Hardly a move designed to maintain or even boost morale!

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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**From:** [DC Consultation](#)  
**To:** [Rebecca Adams](#); [Margaret Telfer](#)  
**Subject:** FW: New comments for application 18NP0104  
**Date:** 26 November 2018 09:33:43

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

From: Web Master  
Sent: 23 November 2018 14:09  
To: DC Consultation  
Subject: New comments for application 18NP0104

New comments have been received for application 18NP0104 from Lynda Bull [REDACTED]

Address:  
SOUTH GREEN,Byrness Village

Comments:

As a parent helper at Greenhaugh School I object to the planning application to extend the school. I believe it will visually not be in keeping with the environment with a flat roof extension replacing conservatory- using prefab materials.

The removal of access to outdoor area for early years will be a backwards move given that children are being encouraged to spend time outdoors, learning through play and exercise. This is a wonderful space which both of my children who attended the school have benefited hugely from.

No natural light to kitchen will give a negative working environment.

Scarce local financial resources being used inappropriately.

This application will be creating a school not fit for purpose.

Web Master,  
Tel: (x)  
Mob:

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DC Consultation, Development Control Consultation  
Tel: (x)  
Mob:

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### **Application 18NP0104**

I would like to **object** to the above application for a number of reasons. While at first sight the identification of the need for additional space at Greenhaugh School is to be applauded the solution as proposed has very little if anything to recommend it.

Incredibly these plans have not been discussed with either the school staff or the governing body. They are based on inaccurate information and the plan as submitted does not meet the needs of the school and as it stands is not fit for purpose. I am sure that many of the following issues have been identified by other concerned members of the community.

The visual impact of the proposal with white walls and a flat roof will impact very negatively on the special landscape in this part of the National Park. It will be jarringly visible from much of the Tasset valley almost as far as its confluence with the North Tyne. The fact that a flat roof has been suggested is in itself normally considered to be unacceptable within any development in this area. The plan also cuts across and removes some of the existing facilities within the school and robs the kitchen of any natural light. Existing drains are built over and no door to outdoor Early Years area has been considered. In addition the design envisaged is completely out of kilter with the current building and appears as a poor discordant appendage that really has to be reconsidered.

The plan appears to be a cheap and ill-considered attempt to provide additional space without consulting the very people who having accurate information and first- hand knowledge of the needs and specific issues of the school would be able to advise accordingly. I suggest that the best way forward is for the governing body and school staff to be consulted about the real needs of the school and the nature and appearance of any resulting plan for an extension to the building.

Preston Hoggan

November 2018

## Planning Application 18NP0104

Construction of replacement single storey flat roof extension to western elevation to provide additional teaching space at Greenhaugh First School.

I wish to **object** to this application on the following grounds:

I was a governor at Greenhaugh for over 15 years and Chair for many of those years. During that time I was involved with the expansion of the early years provision when we built the “conservatory” which, as well as providing the additional space required for the extra numbers of pupils, was an attempt to produce an extension that integrated well with the original building, provided good, safe access to the early years outdoor space and blended well with the original building. The current proposal does none of these things and, from a planning perspective, appears counter to several of the National Park’s own Policies.

Namely:

It does not ‘*conserve and enhance the special qualities of the National Park*’ (perhaps the main purpose of the NNPA Core Strategy)

The box-like design of the proposal with a flat roof and rendered walls in no way demonstrates high quality design or a sustainable construction. The Park’s General Development Principles support proposals that demonstrate ‘*high quality and sustainable design and construction which protects and enhances the local character and distinctiveness through careful integration with the existing built form*’. Moving some of the solar panels and constructing a gabled roof with a lower ridge at right angles to the existing roof would overcome the problems of a flat roof and look much more in keeping with the rest of the building. The long-term, inherent problems associated with flat roofs could only be overcome by very high spec installations both in construction and insulation, and everything about this proposal suggests this is an unlikely scenario.

The rendered finish of the proposal is counter to the Building and Landscape Design Guides which require new constructions to be of sandstone and slate.

The kitchen will lose most of the natural light through the loss of two of its windows. A working area such as this should have good natural light.

Whilst not concerned with the design of the proposal, the Design and Access Statement makes a number of incorrect assumptions need to be addressed when considering any significant expansion of the school’s role. Increased numbers of staff working at the school and increased numbers of parents bringing and collecting children will only exacerbate the already problematic parking situation outside the school. For many years, the issue of cars parked on the narrow road outside the school has caused safety concerns for the pupils and problems for farm machinery, cattle waggons and delivery waggons travelling along the road. This issue must be addressed if the school is to increase its role substantially.

The toilet facilities are barely adequate for the current provision and to say there is ‘*no uplift required in regards to toilet facilities*’ with an increase in pupil numbers is simply not true. There is also no disabled toilet facility in the premises.

Whilst the architects may have consulted with Northumberland County Council before submitting the plans, I know from my still close links with the school that the staff who will have to work in the new extension were certainly not involved in any stakeholder meetings. If they had been, I'm sure that both the external design and the internal arrangement would have been much more fit for purpose for both existing and future pupils.

The architects must go back to their drawing boards.

Representation from D Jackson 06.12.2018

I support the need to extend Greenhaugh First School to provide extra teaching space in order for it to function as a Primary School.

I despair at the initial lack of genuine consultation between the school and the planning department, prior to the submission of plans on 26 October 2018. Common sense dictates that the full involvement of educationists is crucial to ensure that an appropriate design is selected to ensure high quality education can continue to be delivered now and in the future.

I strongly object to the planning application's proposed ground floor plan, proposed roof plan plus the proposed materials outlined in the Design and Access Statement from both educational and design point of views. The latter are very much inter-related.

### **From an educational point of view**

As it stands, this ill-conceived design proposal will have a negative impact on the educational opportunity and standards at Greenhaugh School.

- Free flow between outdoor and indoor activities will be significantly hindered by a solitary exit through a single **fire** door and having to traverse a dog leg shaped ramp round the corner of the building. Good practice allows both environments to be available simultaneously to Early Years children. The proposed design currently prevents direct and seamless access to the Early Years' outdoor area and will necessitate an extra adult to be outdoors as the 'corner' prevents continuous line of sight from inside the classroom.

The Early Years Foundation Stage Statutory Framework considers this free flow to be an essential part of the curriculum organisation.

- The current proposals fail to grasp and include appropriate design features to beneficially 'renovate early years' space' / redesign early years facility', (quotes from the Design and Access Statement). The available limited budget must be used to meet the actual needs of Greenhaugh School, not to create a generic plan to extend a building just to establish a primary school.
- The proposed plan outlines "A new hard surface path will be created for wheelchair access from the new external exit ramp". This tokenism does not support real inclusion as there is currently no accessible toilet in school for a child (or an adult) in a wheelchair nor is this included in the proposed plans.

### **The proposed design**

- The application outlines the replacement of the existing conservatory with a proposed structure on which:

"A simple render solution will be used to surround the new classroom spaces above the dpc level. This will create and enhance a contrast with the existing stone work. " [Design and Access Statement Page 2] . This is totally out of kilter with Northumberland National Park's Core Strategy which clearly advocates the enhancement and protection of local character and distinctiveness.

This proposed plan does **not** comply with **Policy 3 General Development Principles** within the NPPA Local Development Framework which clearly states:

3a Development is **sympathetic to existing building** in terms of scale, height, massing, siting, **form, materials, and colour**

3c The proposal supports the wellbeing of local communities by ensuring amenity is not adversely affected in terms of **visual impact**.....

Nor will the proposed finished building comply with **Policy 1 Delivering Sustainable Development** “to conserve and enhance the special qualities of the National Park.”

- The proposal to install a flat roof on the replacement structure is inappropriate in terms of both the negative visual effect (see above, Policy 3a) as well as the recognised substantial funding implications to maintain and keep water tight in years to come.
- **Drainage** The Design and Access Statement states an intention, “to adapt the existing drainage for the proposal, with no perceived issues across the site. “  
There are immediate concerns as the proposed extension will actually be on top of / cover ‘fat’ drains from the kitchen.
- **Toilets** The Design and Access Statement states, “there is no uplift required regards to toilet facilities”. In my view, this is discriminatory. As mentioned above, in the 21<sup>st</sup> century, accessible toilets are a must to ensure that all public buildings are fully inclusive to fulfil Equal Opportunities Policy.

#### **In conclusion**

The current proposed plans are a missed opportunity to develop the educational potential of Greenhaugh School. As such the proposed plans do not provide value for money. They are not fit for purpose.

Representation from M Nixon 07.12.2018

## Objection to Planning Application

The Planning Policy for Northumberland National Park Authority (as with other planning authorities) consists of a Local Development Framework, which includes its Core Strategy, and a number of supporting documents including Supplementary Planning Guidance (SPDs) and advisory documents such as the Landscape Character Assessment and Historic Village Atlas.

In reviewing the proposals for the Greenhaugh First School capital extension to enable it to become a primary school, the staff and governors have taken these documents into account.

The priority for the staff and governors is to ensure that the public money invested in enhancing school buildings (both to enable Greenhaugh to become a primary but to also ensure that the school facilities meet basic needs) is well spent, and does not contravene planning regulations.

In particular, the governors and staff do not believe that the application submitted meets the Northumberland National Park Authority requirements to: “conserve and enhance the special qualities of the National Park”.

### **Needs of the School:**

There has been inadequate consultation with the school and governors about the needs of the school through what appears to have been a highly rushed process.

The Planning Application was submitted to NNPA 26.10.18 with very little consultation with school staff and none with governors, as the proposals were drawn up in a very short space of time. In fact the first time the Head Teacher saw this plan was 1pm on the day of submission.

There were many concerns with the application:

- the covering letter contained factually incorrect information regarding sewage system and number of teachers employed
- the internal plan was inappropriate for the needs of the school and number of teachers employed
- there was no accessible door to external early years area from their teaching area which is an Ofsted requirement
- the planned extension took natural light from the kitchen area and built over the fat drain
- there was no disabled toilet although the school is accessible to disabled users from every from every other aspect
  
- the extension has a flat roof – this does not comply with the NNPA Building Design Guide SPD and will lead to costly maintenance issues in the future, affecting the sustainability of the school
- the extension is rendered – this does not comply with the NNPA Building Design Guide SPD which specifies sandstone and slate

### **Where we are now:**

Since 26.10.18 there have been 2 further meetings and some progress made which feels more like ‘consultation’ and for which we are grateful. We look forward to more.

As a result of these meetings the internal space will be planned to ensure teaching and learning is now possible into the future.

There will now be access to outside for Early Years although on reflection this could be enhanced further.

Planners have assured that there is no problem in rerouting the fat drain and although natural light in the kitchen will be reduced, we feel that this will be adequate as a work space.

There is still an issue with lack of future proofing in not planning to include a disabled toilet. Although there is no family at present who may require this facility there may be a future need for this and for any visitor to the school. It seems much more expensive to address this in the future rather than when major works are being carried out.

## Objection to Planning Application

There is an objection to the flat roof - not only is this unsightly it will require maintenance sooner than a pitched roof which will have a negative long term financial impact on the school.

There is still an objection to rendering the extension. It does not tie in with the rest of the school and will look like a cheap add-on which does not sit well in a National Park environment.

### **Planning Authority Policy:**

The plans **as they stand presently** appear to contravene the Planning Authority policies as detailed below.

The overarching purpose of the NNPA Core Strategy is to “conserve and enhance the special qualities of the National Park”.

#### Policy 1: Delivering Sustainable Development,

“all development proposals will be required to be accompanied by a Sustainability Statement which will demonstrate the extent to which the development:

- a) Conserves and enhances the special qualities of the National Park
- b) Promotes the local communities economic and social wellbeing and their ability to access services
- e) Reduces the causes and impact of climate change, particular by maximising renewable energy generation and energy efficiency in buildings
- f) Demonstrates high quality design and sustainable construction

*Greenhaugh Staff and Governors do not see any evidence that such a sustainability statement has been prepared, and consider that the proposals:*

- \* *Do not conserve and enhance the special qualities of the National Park*
- \* *Do not demonstrate high quality design and sustainable construction (eg through rendered walls, a flat roof)*
- \* *Do not reduce the impacts of climate change through maximising renewable energy generation and energy efficiency in its buildings*

#### Policy 3: General Development Principles:

All new development, activities and uses of land within Northumberland National Park must uphold and promote the principles of sustainable development; new development will be permitted when:

- a) The special qualities of the National Park will be conserved or enhanced
- b) The proposal demonstrates high quality sustainable design and construction, which protects and enhances the local character and distinctiveness through careful integration with the existing built form. This includes but is not restricted to ensuring:
  - \* Materials are appropriate to the site and its setting;
  - \* Extensions are subservient to the main building and do not substantially increase its size....
  - \* The protection of open space which contributes to the amenity, character and setting of a settlement
- c) The proposal supports the wellbeing of communities by ensuring:
  - \* amenity is not adversely affected in terms of visual impact, pollution, noise and waste
  - \* the creation of a safe and secure environment

*The staff and governors do not believe that the proposals comply with these policies, as:*

- \* *The proposal does not demonstrate high quality sustainable design and construction which protects and enhances the special qualities of the National Park.*

#### Policy 25: Renewable Energy and Energy Efficiency:

Seeks to ensure that new development minimises its energy requirements through energy efficiency measures and offsets 10% of its energy requirements through the on-site generation of renewable energy.

*Staff and governors do not believe that energy efficiency has been adequately considered, particularly through the proposed flat roof. This could therefore lead to additional ongoing building maintenance costs.*

## Objection to Planning Application

Northumberland National Park Authority -

Building Design Guide SPD and Landscape Design Guide SPD

Greenhaugh is one of only 13 settlements highlighted for consideration.

Both Design Guides state that new construction should be sandstone and slate, and the Building Design Guide provides for natural daylight.

In the proposals, the construction will not be sandstone and slate

### References:

NNPA Framework: Core Strategy and Development Policies:

[https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/07/cs\\_march\\_2009.pdf](https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/07/cs_march_2009.pdf)

NNPA Local Development Framework Supplementary Planning Document (SPD)s including:

- \* Building Design Guide
- \* Landscape Character Area 7d: Upper North Tyne Valley
- \* Historic Village Atlas

### **In Conclusion:**

Staff and Governors at Greenhaugh First School therefore request that the National Park Planning Authority carefully consider our objections to the present planning proposals and allow further opportunity for consultation with NCC to ensure that capital investment into the school is spent appropriately, sustainably and within the NPPA planning policy.

Representation from J Holland (Chair of Governors) 10.12.2018