

On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date: 20 May 2022  
Exhibits: JM1-JM10

TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF:

LAND AT BLINDBURN HALL - WARK

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STATUTORY DECLARATION OF JUDITH MACKINNON

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I JUDITH MACKINNON of Romsey Lodge, Blindburn, Wark NE48 3HE do solemnly and sincerely declare:

1. I make this statutory declaration in connection with Romsey Lodge, Blindburn, Wark NE48 3HE ("the Property"). The facts within this declaration are within my own personal knowledge. Where they are not within my knowledge I have stated the source of those facts and that I believe them to be true.
2. From in or around 1987 I have lived at Blindburn Hall, Wark. In around 1990 I built a stable block, store and tack room in the woodland by the riverside. In 1991 I was granted retrospective permission for these buildings under reference T/91/E/350. There is now shown to me and marked EXHIBIT JM1 a copy of the permission. From 1990 until around 2014 I ran a business from this land providing horse drawn carriages for various purposes including weddings and funerals. There is now shown to me and marked EXHIBIT JM2 photographs of me on one such occasion. Also there is now shown to me and marked EXHIBIT JM3 is an article from the Hexham Courant dated 20 November 1990.
3. In or about 2006 I instructed a local architect to draw up a scheme for two chalets on the stable yard by the riverside. I put in an application under reference 20060924, but I think this may have been withdrawn. I also made similar applications under references 20061077 and 20090236.

4. I can see from the drawings that a scheme was drawn up in January 2009. I recall the Environment Agency objected and requested an exclusion zone from the riverbank to avoid any impact on protected species (fresh-water pearl mussels/otters).
5. In 2010 I took advice from Nicola Allan, Barrister, and the chalets were moved northwards up the site so that no works were proposed within 5m of the riverbank.
6. On 16 August 2013 planning permission was granted for the erection of two holiday chalets and septic tank at the Stables, Blindburn Hall. There is now shown to me and marked EXHIBIT JM4 a copy of the permission approved under reference 12/02072/FUL, and there is now shown to me and marked EXHIBIT JM5 a copy of approved drawings PDM/09/05/BLINDBURN/03, 04 & 05.
7. I knew that this permission would only last for three years and I wanted to make sure it did not lapse. In early 2016 I took legal advice and was told that some conditions had to be discharged before I could start the work. I instructed Nicola Allan to make the application for me. It was made in May 2016 and conditions 7, 8, 9 and 13 were discharged on 4 August 2016. There is now shown to me and marked EXHIBIT JM6 a copy of the discharge of conditions approved under reference 16/01873/DISCON.
8. Following a site visit and further legal advice we started on site. Firstly we demolished the timber stables and felled some trees. Then the contractors levelled the ground, made the access, put in drains for the septic tank and a water supply. I recall that the contractors levelled the site and made the access with hardcore. I also put in the drains and pipe from the foundations to the septic tank, but not the actual tank. I took photographs of this work being done and having looked back at these files I can see that by the morning of 10 August 2016 the access and drains were in. I do recall that we put a water supply in a few days after the drains. There is now shown to me and marked JM7 two screenshots with photographs of these works.
9. The main construction work started in the following Spring of 2017. The original plans which had been drawn in or about 2006 showed timber chalets which were manufactured in Scandinavia. When we were preparing to build in Spring 2017 I found out that the company making these particular chalets had gone out of business. I therefore chose a different chalet design from a different supplier and built this on the first plot. The chalet position was also moved to get a better view of the river and the parking and turning area changed. There is now shown to me and marked JM8 plans of the site layout and house as built.
10. Before I moved in I had broadband connected to the house. There is now shown to me and marked JM9 the broadband confirmation order dated 16 April 2018.

11. Also in April 2018 the electricity supply and meter was installed to plot 1. A supply cable was also installed to plot 2 ready for when I wanted to build that lodge. There is now shown to me and marked EXHIBIT JM10 a letter from Northern Powergrid on 9 April 2018 with the MPAN details for Plot 2.
12. I moved into the house, which is now known as Romsey Lodge, on 4 May 2018. This has been my permanent and only residence ever since and it has been occupied continuously as such.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

SIGNED: 

Declared at Williamsons Craig Hexham. in the County of Northumberland

this 20<sup>th</sup> day of May in the year 2022

BEFORE ME 

PRINT NAME: David Andrew James Mackie

Solicitor/Commissioner/Notary

D.A. JAMES MACKIE  
PARTNER  
WILLIAMSONS CRAIG LLP  
40 PRIESTPOPPLE  
HEXHAM  
NORTHUMBERLAND NE46 1PQ

On behalf of the Applicant  
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TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM1

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*Tynedale*  
COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

TYNEDALE DISTRICT COUNCIL  
(Local Planning Authority)

To: Portnell Ward & Rose,  
4 Eastgate,  
Hexham,  
Northumberland,  
  
NE46 1NB;

- Alan R. & Judith C. Isbister,  
Blindburn Hall,  
Wark,  
Hexham,  
Northumberland;

IN PURSUANCE of their powers under the above mentioned Act the Tynedale District Council HEREBY PERMIT the carrying out of the following development:-

Construction of stables, hay store, tack room and use of land for exercise paddock; Blindburn Hall, Wark (Retrospective application);

as described in your application for planning permission received on 8 May 1991 and in the plans and drawings attached thereto, subject to compliance with the relevant byelaws and statutory provisions and with the following conditions:-


1. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.
2. The development hereby permitted must be commenced within five years from the date of this permission.

~~(Additional Conditions attached)~~

The reasons for the imposition of the conditions specified above are:

1. To ensure that the development is carried out in accordance with the approved details.
2. To ensure that the development is commenced within a reasonable period of time from the date of this permission.

Dated this 1 August 1991

  
Director of Planning

NOTE

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted and/or failure to comply with any conditions attached to this permission may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

Your attention is drawn to the notes overleaf.

(P.T.O.)

On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM2

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On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM3

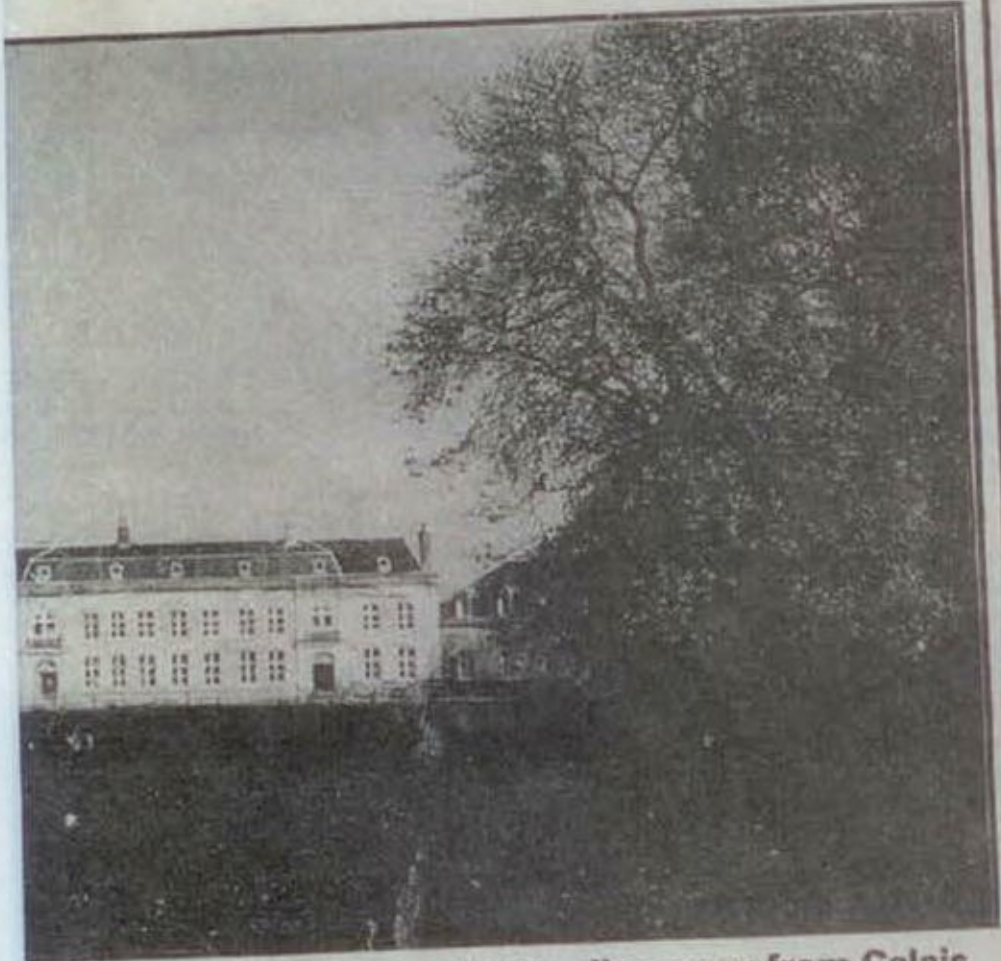
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in the local supermarket

# oming the h visitor



olling countryside yet only 15 miles away from Calais

also offers a special duty free discount scheme which makes the purchase of certain brands of spirit, perfume and cigarettes even cheaper.

As always France offers a wide variety of places to eat and drink — most of a higher standard than those in Britain. You can eat hamburger and chips for a couple of quid or spend what you like in some of the more adventurous restaurants.

For example, La Channel in Calais is well patronised by locals who appreciate value for money. You can enjoy a four-course meal for £7.50 including starters such as snails, followed by steak, through the price range to the sumptuous £28 gourmet menu (wine extra) including smoked salmon, sole, a magnificent roast duck dish which is one of the house specialities, followed by cheese and apple pie covered in a flaming brandy sauce.

Just along the coast from Calais, at the village of

Audresselles, is Chez Mimi, a restaurant specialising in sea food which a friend described as the best he has sampled.

### Profit

Mimi, the beaming proprietor who is as generously proportioned as her meals, lays on a wonderful platter of crab, prawns, oysters, squid, mussels etc — and cooks chips to rival anything you will find in your local fish and chip shop.

This part of the coast also provides plenty opportunities for sightseeing — like Cap Blanc-Nez the French answer to the white cliffs of Dover where you can see England on a clear day.

Despite the cheap booze, perfume and cigarettes, you are unlikely to be in pocket on a trip from North-East England to France — though I know of people who have shown a profit on cut-price coach excursions. But it is certainly more fun than shopping at the local supermarket.

## Set sail for a good pub

### INNERGLASS LIMITED

As distributors to the licensed trade of L.V. Glassware, Tableware, Cleaning Materials, Bar & Sundry Equipment.

We would like to congratulate Sue and Jim on the opening of the Moorings.

*A fast, efficient and professional service.*

Wilson St, Sheepfolds Industrial Estate, Monkwearmouth, Sunderland SR5 1BB.  
091 514 1497

### HUMMINGBIRD GLASS

As suppliers of all stained glass for the Moorings, we are proud to be associated with such a fine establishment.

*Well done Sue and Jim.*

**Telephone: (091) 5288390**

We thought 'The Ship' would take some beating should have known you could do it again with

### The Moorings

Thanks Jim and Sue for choosing an

## innovation

Design, supply and installed sound system.

**Wearside 5210981.**  
Fax 5210019

## swandene Furniture Ltd

**Congratulations and Continued success to Jim and Sue on the opening of the Moorings.**

We offer a specialist contract furnishing service to the licensed trade including design, bar fittings, floor coverings, seating, loose furniture and curtains as well as a complete reupholstery, repolishing and refurbishing service.

# Travelling in style



Take a ride in style through Hexham

ARE you looking for a Christmas present with a difference?

Why not treat yourself or your family to a truly romantic Victorian horsedrawn carriage ride through the ancient Northumbrian town of Hexham?

The company, aptly named "Carriages," will provide an elegant transport complete with driver and footman dressed in traditional top hat and tails.

Carriages carrying six people cover a three mile route through Hexham, to the golf course and return via Tyne Green.

Coffee and hot mince pies will be served at the Beaumont Hotel at an all-in price of £12.95 (reductions for children).

"Carriages" also provide transport for weddings and christenings, and will be leading Santa's Parade in Cramlington on Saturday, November 24.

## WALK ON THE WILDSIDE

### DIARY

A LIST of countryside events for the week, organised by the councils of Gateshead, North Tyneside, Newcastle, South Tyneside and Sunderland and the Wildlife Trusts of Durham and Northumberland.

#### SATURDAY

10am-2pm: Tree planting at Rising Sun Country Park. Help to reclaim the Rising Sun for the trees. Follow signs from Rising Sun Farm, top of King's Road North, Wallsend. Join in anytime. Hot soup available. Bring your wellies. (Rising Sun Countryside Centre; tel: 266 3524 ext 132).

10.30am: Tree planting on River Till, Northumberland. Part of NWT otter project. Details - Mike Sutcliffe (NWT); tel: 232 0038 or 266 8311.

10.30am: Hedge planting at Kendon Nature Space. Meet - The Parade, next to Axiom, Sunderland. (Dave Muir DWT); tel: 427 1717 ext 5575 or 567 6161 Ext 2388.

#### SUNDAY

10am-2pm: Tree planting at Rising Sun Country Park, see Saturday for details.

10.30am: Tree planting on River Till, see Saturday for details.

2pm: Celebration of Trees guided walk round Thornley Woods to discover the magic and variety of trees in Gateshead. Meet - Thornley Woodland Centre, one mile Rowlands Gill, on A694; tel: 9354 5212.

SWANDENE FURNITURE LTD.

Contract Furnishers

\* Interior Designers

1 Church Street, Seaham

Co Durham SR7 7HN

Telephone 581 2475



CONGRATULATIONS

Wishing Jim and Sue  
all the very best  
on the opening of  
their new public house

**The Moorings**



Northumbria

**Windows & Conservatories**

Manufacturers of superior UPVC and Timber  
Conservatories.

Trade and Domestic enquiries welcome

091-4169386

## WARES HAVE TIED UP THE SERVICES AT THE MOORINGS

Wares Building Services are pleased to have been responsible for all the electrical and plumbing work in the refurbishment of 'The Moorings' pub. The company's reputation for reliability and good workmanship is based on years of experience in the design and installation of electrical, mechanical, plumbing and security systems.

Wares wish Sue and Jim Storey all the best and every success in the future for their exciting new venture.

**WARES**  
BUILDING SERVICES LTD.

Simonside Industrial Estate,  
Newcastle Road,  
South Shields, NE34 9PB.

Tel: (091) 456 0381  
Fax: (091) 427 0594.

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TOWN AND COUNTRY PLANNING ACT 1990

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EXHIBIT JM4

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# NORTHUMBERLAND

Northumberland County Council

TOWN AND COUNTRY PLANNING ACT 1990(As Amended)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010

## NOTICE OF PLANNING PERMISSION

Application No. 12/02072/FUL

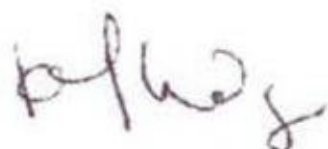
Nicola Allan  
Nicola Allan Associates  
Dilston House Cottage  
Corbridge  
Northumberland  
NE45 5RH

**Proposal** Construction of two holiday chalets and installation of septic tank

**Location** Blindburn Hall Wark Hexham NE48 3HE

**Applicant** Mr And Mrs Alan Isbister  
Blindburn Hall Wark Hexham Northumberland  
NE48 3HE

*In pursuance of powers under the above Act the Local Planning Authority hereby PERMITS the development described above which should be carried out in accordance with plans and details submitted with the application subject to all conditions defined in the attached schedule.*



Karen Ledger  
Head of Development Services

16th August 2013

### NOTE

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted, and/or failure to comply with any conditions attached to this permission, may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)

**Application No. 12/02072/FUL**

**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

PDM/12/BLINDBURN/03 Proposed site plan  
PDM/09/BLINDBURN/04 Proposed floor plans  
PDM/09/BLINDBURN/05 Proposed elevations  
PDM/09/BLINDBURN/06 Proposed section

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 This permission relates to the provision of holiday accommodation. The chalets shall be occupied for holiday purposes only. The chalets shall not be occupied as a person's sole, or main place of, residence. The owner/operator of the holiday accommodation shall maintain an up-to-date register of the names of all occupiers of the chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation. In accordance with Policy TM15 of the Tynedale District Local Plan.

- 4 No development shall commence until provision has been made off the highway (including off the public right of way) for a temporary storage area for materials and a temporary car park within the site to accommodate operatives and construction vehicles during the development of the site.

Reason: To avoid obstruction of the adjacent highways by construction materials and operatives and construction vehicles in the interests of amenity and highway safety. In accordance with Policy GD2 of the Tynedale District Local Plan.

- 5 The area allocated for parking and manoeuvring on the submitted plan shall not be used other than for the parking and manoeuvring of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking and manoeuvring of vehicles clear of the highway. In accordance with Policy GD2 of the Tynedale District Local Plan.

- 6 The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ref Final Report v1.3 produced by Weetwood dated April 2013 and the following mitigation measures detailed within the FRA:

- (i) Surface water discharge will be to soakaways;
- (ii) The site is evacuated prior to flooding occurring as per section 4.2 of the FRA;
- (iii) Finished floor levels are set no lower than 88m above Ordnance Datum (AOD), and;

- (iv) Flood resistant/resilient measures to be used in the construction as per section 4.1.2 of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the safety of residents during a flood event, to reduce the risk of flooding to the proposed development, and to reduce the impact of flooding on the development. In accordance with Policy GD5 of the Tynedale Local Development Framework: Core Strategy.

- 7 The development hereby permitted shall not be commenced until such time as a scheme for emergency evacuation has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure all residents can safely evacuate the site prior to flooding occurring in accordance with Policy GD5 of the Tynedale Local Development Framework: Core Strategy.

- 8 No development shall take place until a scheme for the provision and management of the buffer zone alongside the North Tyne has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:
  - (i) plans showing the extent and layout of the buffer zone
  - (ii) details of any proposed planting scheme if required (for example, native species)
  - (iii) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including protection from contaminated and spoiled run-off from the development including the access track.
  - (iv) details of any proposed footpaths, fencing, and restrictions to prevent lighting from affecting the buffer zone and watercourse.

Reason: To ensure the protection and enhancement of biodiversity interests within and adjacent to the site in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

- 9 No development shall take place until a plan detailing the protection and/or mitigation of damage to populations of fresh water pearl mussel and otter, protected species under The Wildlife and Countryside Act 1981 (as amended) and Habitats Directive Annex II, and their associated habitat, during construction works and once the development is complete. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The fresh water pearl mussel and otter protection plan shall be carried out in accordance with a timetable for implementation as approved.

Reason: To ensure the protection and enhancement of biodiversity interests within and adjacent to the site in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

- 10 No development shall take place unless in accordance with the Environment Agency Pollution Prevention Guidelines ('PPG 1 General Guide to the Prevention of Pollution' 2001 and 'PPG 5 Works and Maintenance in or Near Water' 2007) and the mitigation detailed within the protected species reports ('Blindburn Hall, Wark Proposed Development Bat & Barn Owl Report - Summer 2011', Ruth Hadden 25.9.11 and 'Blindburn Hall, Wark Otter Holt Survey' Ruth Hadden, 15.3.12) and as shown on the architect's plans including adherence to timing and spatial restrictions (no night time or floodlit working; timing of works to be outside of the bat hibernation period (November to March inclusive); no machinery, materials, oils, fuels to be used or stored on the site other than in the working area of the site east of the existing wall and outside of the tree root protection area; adherence to precautionary working methods and Method Statement; adherence to recommendations regarding tree works; permanent erection of 3No. double-chambered bat boxes (as specified) in trees within the ownership/control of the applicant within 20m to the south west of the chalets; use of 'bat friendly' timber treatments; adherence to external lighting recommendations; all water tanks to be covered. In the event that development does not start before the end of September 2013 then an updating bat survey must be undertaken with any resulting amended mitigation or avoidance measures to be agreed in writing with the local planning authority before development begins.

Reason: To maintain the favourable conservation status of protected species. In accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

- 11 No development, vegetation or tree removal shall be undertaken between 1 March and 31 August unless an ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law. In accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

- 12 No demolition, development or tree removal or pruning shall be carried out unless in accordance with the recommendations set out in the tree report 'Arboricultural Method Statement for Trees at Blindburn Hall, Wark' All about Trees, 10.8.12 and in accordance with the guidelines set out in 'Bats in the Context of Tree Works - Guidance Note No.1' Arboricultural Association, 2011 and to include no construction or demolition works, storage or use of machinery, materials, oils or fuels to the west of the existing western boundary wall or within the identified and fenced tree protection zone.

Reason: To protect the retained trees, riparian habitat and to maintain the favourable conservation status of protected species. In accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

- 13 No development shall be commenced until a landscaping scheme has been submitted to, and approved in writing by, the local planning authority. The landscaping scheme shall include details of shrub and tree planting including replacement tree planting; and details of all walls, fences, boundary and surface treatment to be provided within the application site. The landscaping scheme shall be carried out in accordance with the details approved not later than the next planting season immediately following the commencement of development. Any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

Reason: In the interests of the appearance of the area. In accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy.

- 14 All trees within, and to the boundaries of, the site identified on either the approved tree survey or the approved application plans as being retained, shall be retained and protected throughout the course of development in accordance with a detailed scheme of works which shall first be submitted to, and approved in writing by, the local planning authority. These measures shall be implemented in complete accordance with the approved scheme and shall remain in place throughout the course of the construction of the development, unless otherwise approved in writing with the local planning authority. Any trees removed without the written consent of the local planning authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last chalet shall be replaced with trees of such size, species in a timescale and in positions as may be approved in writing by the local planning authority.

Reason: To ensure the protection of existing trees in the interests of visual amenity in accordance with the provisions of Policy NE1 of the Tynedale Local Development Framework: Core Strategy..

- 15 Notwithstanding the information given in the application, a Lighting Plan showing the location of all proposed outdoor lighting fixtures, both freestanding within the application site and on the exterior of the chalets, shall be submitted to, and approved in writing by, the Local Planning Authority before the first chalet is first brought into use.

The Lighting Plan shall include the proposed hours of use for the lighting, the type of lighting to be used and an indication of the areas of to be illuminated. Any external lights on the chalets shall be set on a motion detector and short timer and shall be positioned in such a way that the light does not shine on the banks of the River North Tyne. The lighting shall thereafter be installed in accordance with the agreed details and no further external lighting shall be installed without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of local residents and to protect species that are protected by law. In accordance with Policies GD2 and NE27 of the Tynedale District Local Plan and Policy NE1 of the Tynedale Local Development Framework: Core Strategy.

In dealing with the application we have worked with the applicant in a positive and proactive manner and have implemented the requirement in paragraph 187 of the National Planning Policy Framework.



On behalf of the Applicant  
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TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

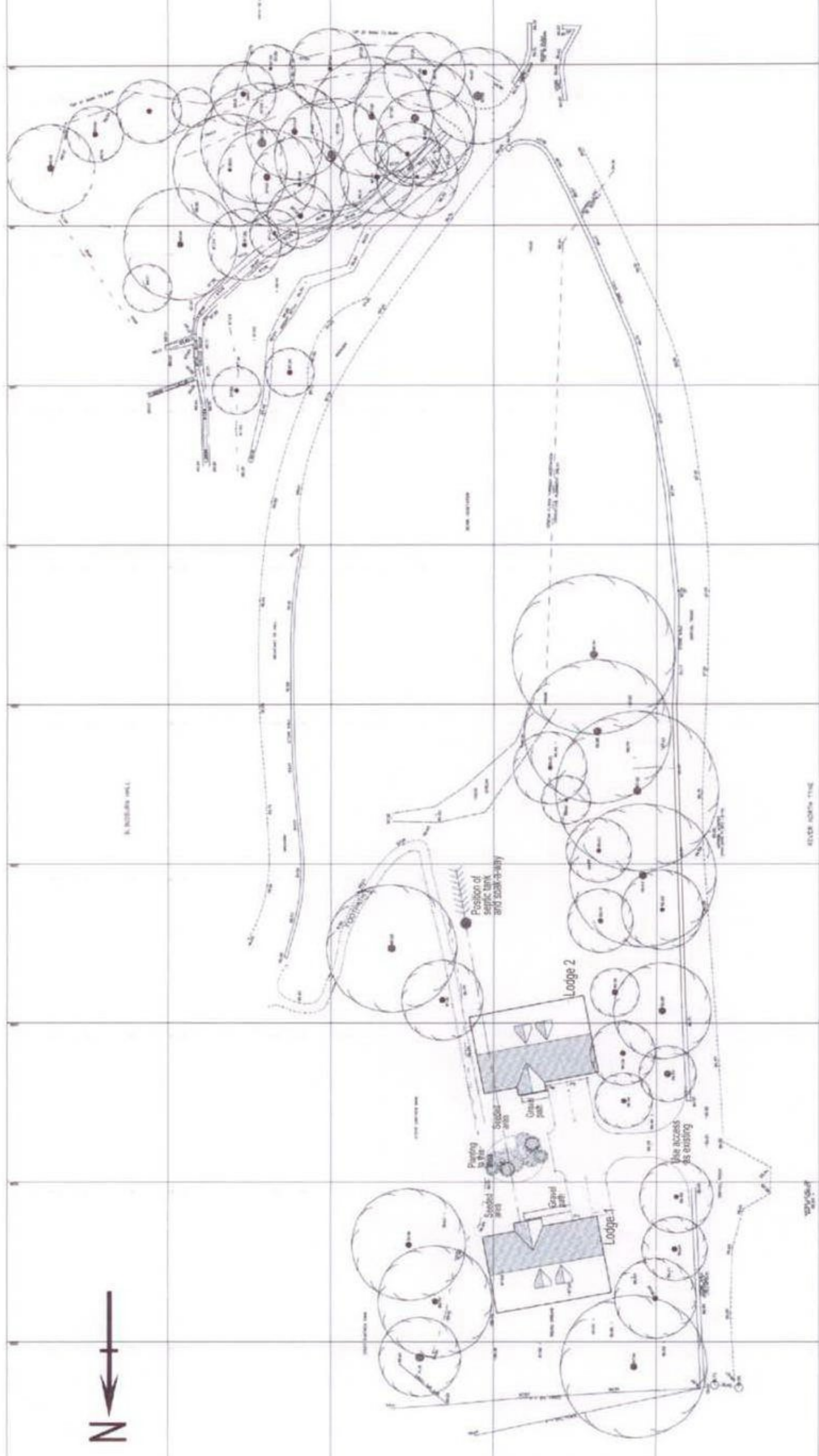
LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM5

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<p><b>DESIGN MATTERS</b>          Beaumont Park, Anick Road          Hexham, NE46 4TU          Tel: 01434 600533 - Fax: 01434 600570          julien@designmattersld.co.uk</p>	<p><b>PROJECT:</b> PROPOSED 2 NR HOLIDAY CHALETs ON SITE AT BLINDBURN HALL WARK</p>	
	<p><b>FOR:</b> Mr &amp; Mrs A Isbister</p>	<p><b>SCALE:</b> 1 to 500 at A3  <b>DWG BY:</b> JT  <b>CHECKED BY:</b>  <b>DATE:</b> 16.03.2012</p>
<p><b>DWG TITLE:</b></p> <p><b>PROPOSED SITE PLAN</b></p>		<p><b>DWG No:</b> PDM/12/BLINDBURN/03</p>
<p><b>GENERAL NOTES:</b></p> <p>This drawing should not be scaled. Dimensions to be verified onsite. Any discrepancies should be referred to the Architect prior to work being put in hand.</p> <p>This drawing is the property of Property Design Matters Ltd and the drawing is issued on the condition that it is not copied, reproduced or disclosed to any unauthorised person, either wholly or in part without the consent in writing from Property Design Matters Ltd, Beaumont Park, Anick Road, Hexham, NE46 4TU.</p>		
<p><b>NOTES:</b></p>		

General Notes

This Dwg should not be scaled. Dimensions to be verified on site. Any discrepancies should be referred to the Architect prior to work being put in hand.

This Dwg is property of Property Design Matters Ltd and the Dwg is issued on the condition that it is not copied, reproduced or disclosed to any unauthorised person, either wholly or in part without the consent in writing from Property Design Matters Ltd Beaufront Park Anick Road Heatham.

NOTES:

PROJECT:  
PROPOSED 2 NR HOLIDAY  
CHALETs ON SITE AT  
BLINDBURN HALL WARK

FOR: Mr & Mrs A Isbister

DWG TITLE

PROPOSED  
FLOOR PLANS

SCALE 1/100 @A3

DWG BY

CHECKED BY

DATE 12.01.2009

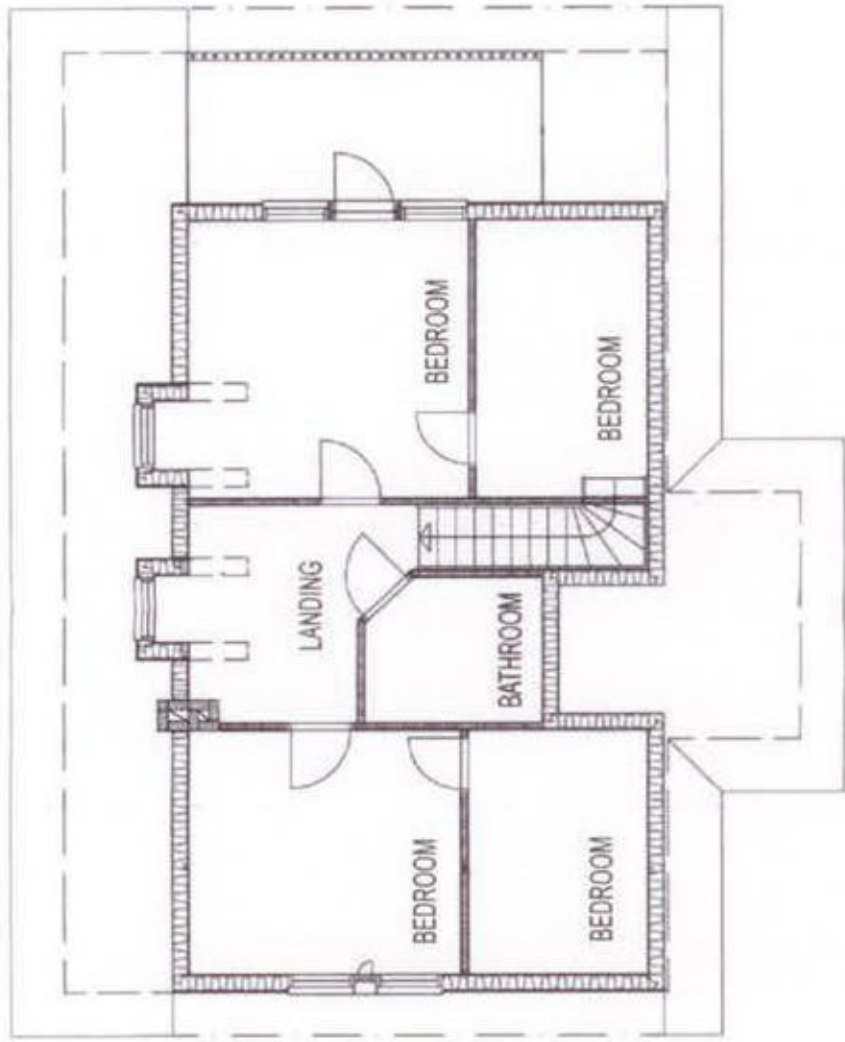


Beaufront Park, Anick Road  
Hexham, NE46 4TU  
Tel: 01434 608533 Fax: 01434 608570  
julian@designmattersltd.co.uk

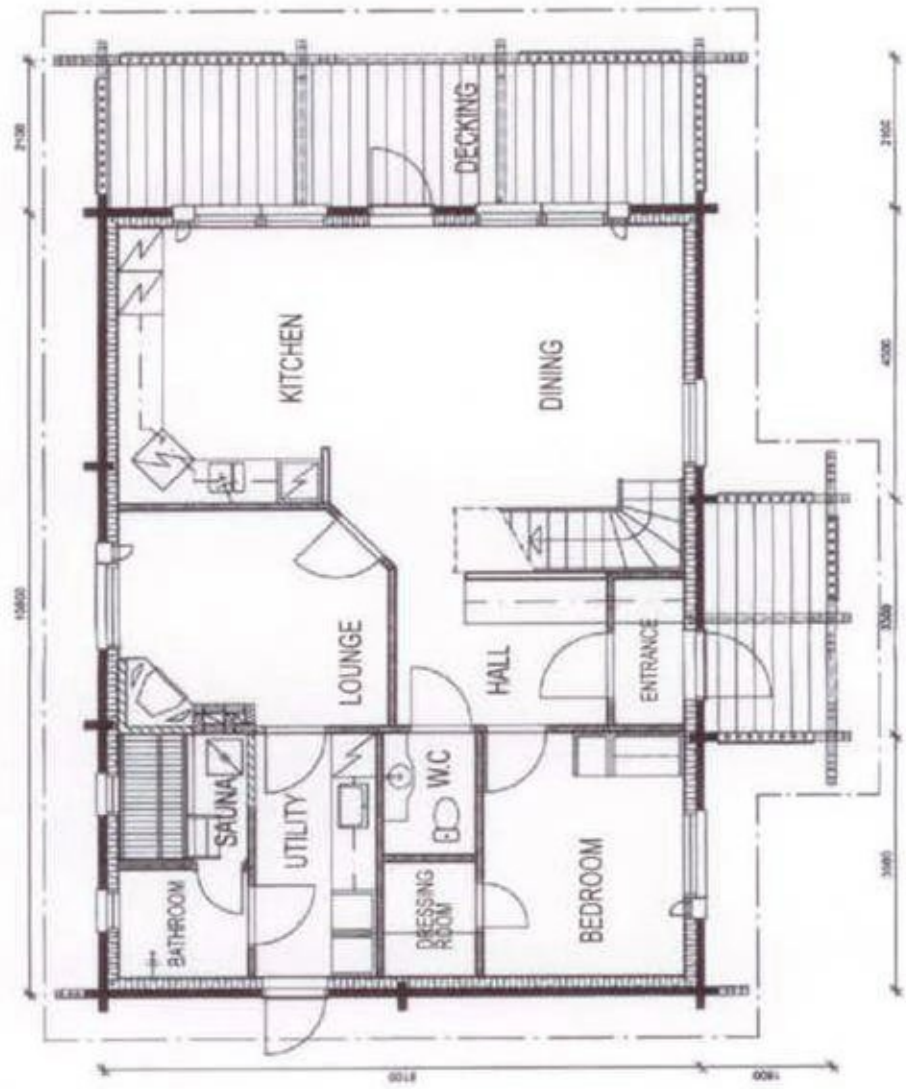
DWG No.

PDM/09/BLINDBURN/04

F.F. PLAN



G.F. PLAN



General Notes:

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NOTES:

PROJECT  
PROPOSED 2 NR HOLIDAY  
CHALETs ON SITE AT  
BLINDBURN HALL WARK

FOR: Mr & Mrs A Isbister

DWG TITLE

PROPOSED  
ELEVATIONS

SCALE 1/100 @ A3

DWG BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

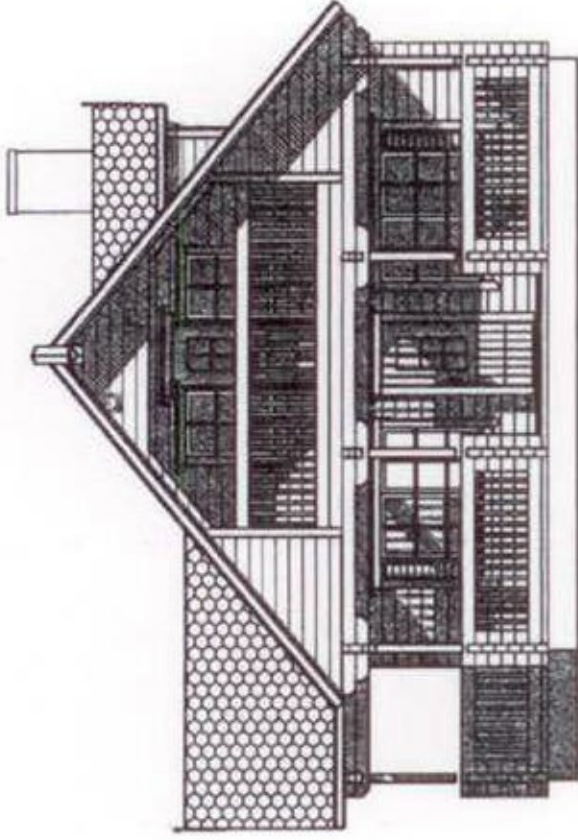
DATE 12.01.2009



Beaufort Park / Anick Road  
Hexham / NE46 4TU  
Tel: 01434 688533 / Fax: 01434 688578  
julian@designmatterslid.co.uk

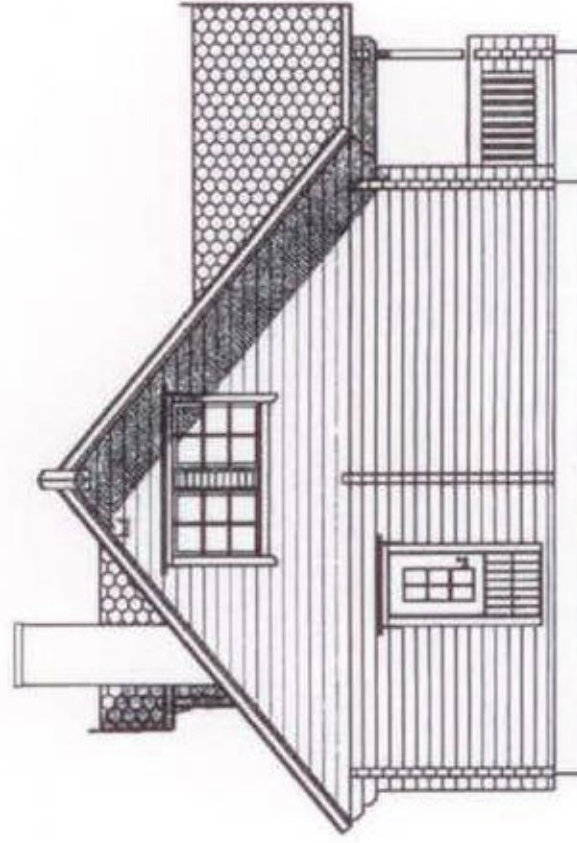
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PDM/09/BLINDBURN/05



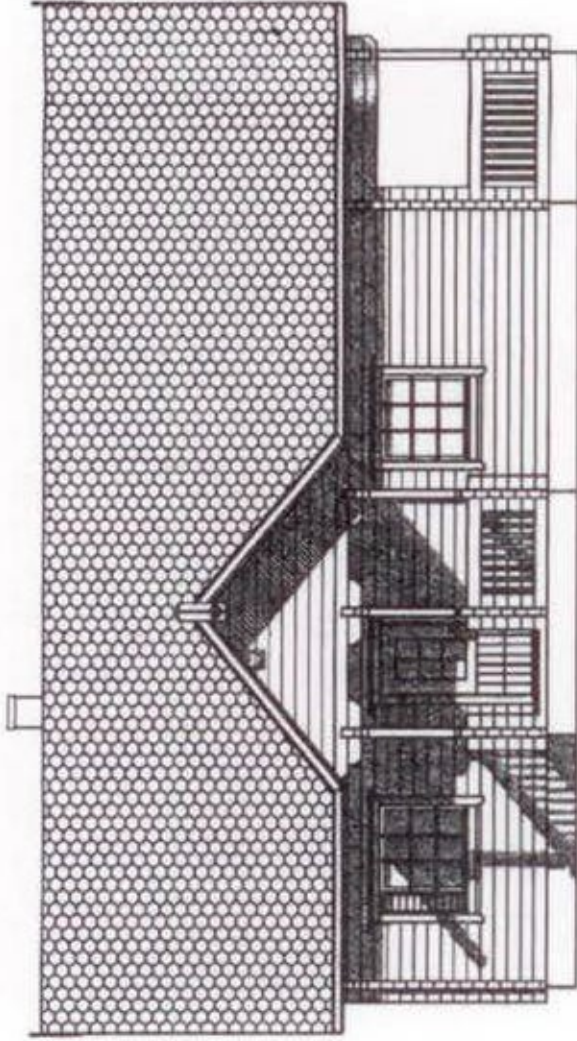
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GABLE ELEVATION



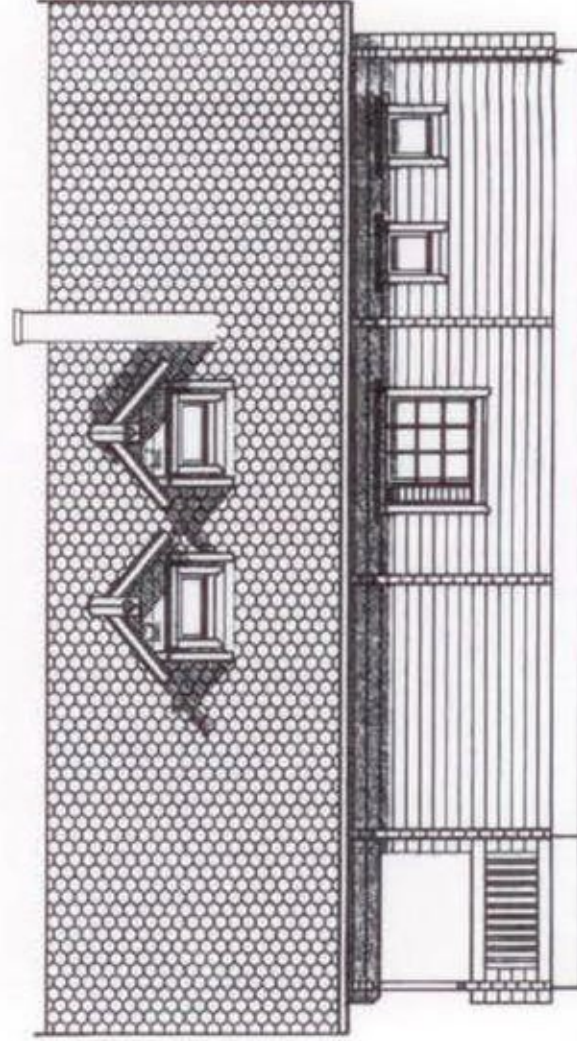
E

GABLE ELEVATION



S

FRONT ELEVATION



N

REAR ELEVATION

On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

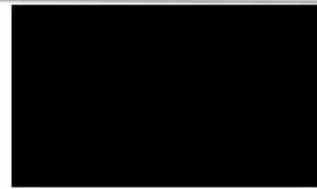
IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM6

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6

# NORTHUMBERLAND

## Northumberland County Council

Nicola Allan  
Nicola Allan Associates  
Dilston House Cottage  
Corbridge  
Northumberland  
NE45 5RH

Our Ref: 16/01873/DISCON  
Your Ref:  
Contact: Miss Rachael Watts  
Direct Line: 01670 623879  
E-Mail: rachael.watts@northumberland.gov.uk  
Date: 4th August 2016

Dear Sir/Madam,

### Application to Northumberland County Council – Development Management

- Proposal:** Discharge of conditions 7 (flood warning), 8, 9 (biodiversity) and 13 (landscaping) of approved planning application 12/02072/FUL
- Location** Land West Of Blindburn Hall Wark Northumberland
- Applicant** Mrs Jude Isbister  
Blindburn Hall WARK Northumberland NE48 3HE

Thank you for your application for the discharge of planning conditions which was deemed as valid on the 10th June 2016. I have given consideration to the information submitted and have the following comments to make:-

Condition 7; The development hereby permitted shall not be commenced until such time as a scheme for emergency evacuation has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure all residents can safely evacuate the site prior to flooding occurring in accordance with Policy GD5 of the Tynedale Local Development Framework: Core Strategy.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Condition 8; No development shall take place until a scheme for the provision and management of the buffer zone alongside the North Tyne has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:

- (i) plans showing the extent and layout of the buffer zone
- (ii) details of any proposed planting scheme if required (for example, native species)
- (iii) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including protection from contaminated and spoiled run-off from the development including the access track.

- (iv) details of any proposed footpaths, fencing, and restrictions to prevent lighting from affecting the buffer zone and watercourse.

Reason: To ensure the protection and enhancement of biodiversity interests within and adjacent to the site in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Condition 9; No development shall take place until a plan detailing the protection and/or mitigation of damage to populations of fresh water pearl mussel and otter, protected species under The Wildlife and Countryside Act 1981 (as amended) and Habitats Directive Annex II, and their associated habitat, during construction works and once the development is complete. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The fresh water pearl mussel and otter protection plan shall be carried out in accordance with a timetable for implementation as approved.

Reason: To ensure the protection and enhancement of biodiversity interests within and adjacent to the site in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Condition 13; No development shall be commenced until a landscaping scheme has been submitted to, and approved in writing by, the local planning authority. The landscaping scheme shall include details of shrub and tree planting including replacement tree planting; and details of all walls, fences, boundary and surface treatment to be provided within the application site. The landscaping scheme shall be carried out in accordance with the details approved not later than the next planting season immediately following the commencement of development. Any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

Reason: In the interests of the appearance of the area. In accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Yours faithfully,



**Mark Ketley**  
Senior Planning Manager

On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

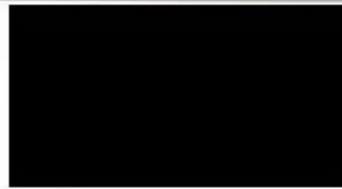
IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM7

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Dimensions

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Shot

1/100 sec. f/2.2 4.15 mm

ISO

32

Device

iPhone 6

Folder path

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\NAA\Blindburn 2022

[Open folder](#)

Source

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Edit & Create Share



See all photos

+ Add to



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### File info



Filename  
drain works

Date taken  
10 August 2016  
9 37

Size  
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Dimensions  
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\\NAA\Blindburn 2022

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Source  
This PC



On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

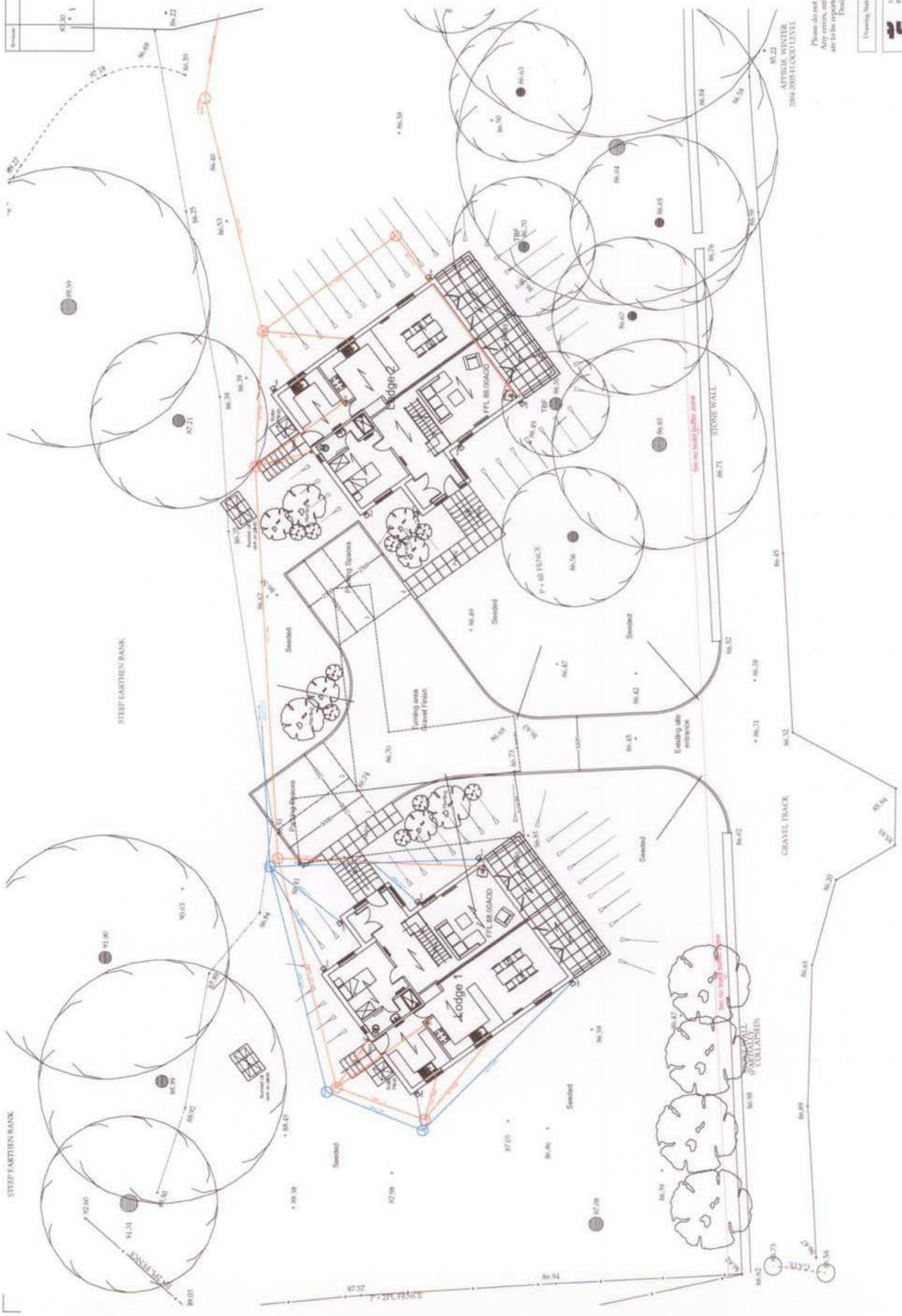
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EXHIBIT JM8

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Revision	Description	Date
R2.20		

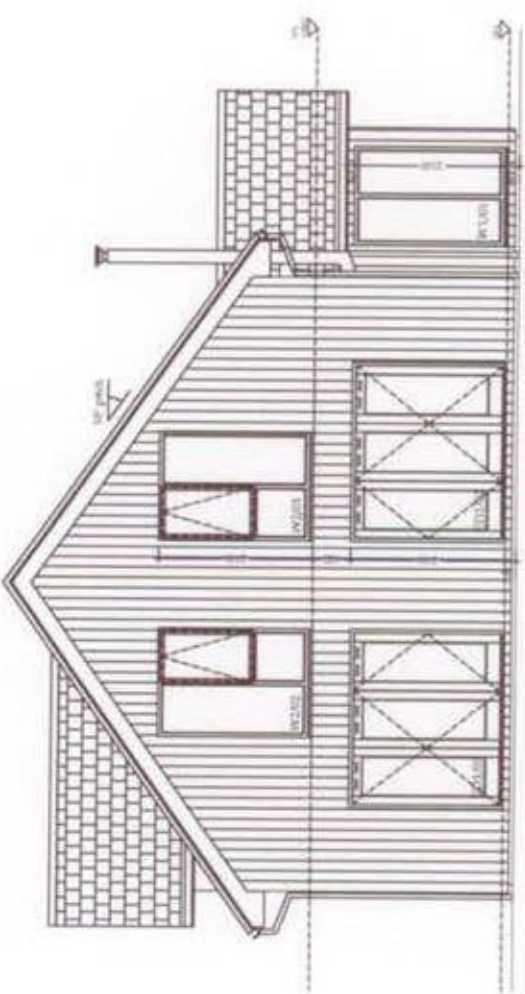


Please do not scale from this drawing.  
Any errors, omissions and discrepancies  
are to be reported to Inghit Architectural  
Design prior to use.

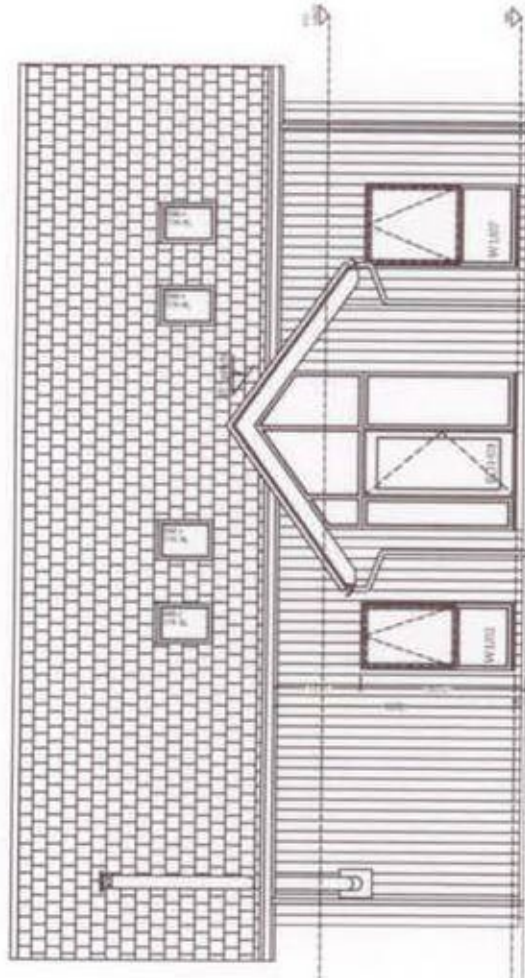
Drawing Status	Construction
<b>inghit</b>	
New Build Lodge Mushroom Hill Work	
External Works Proposed Site Plan	
Scale: 1:100 @ A1 Date: July 17	Drawn: [Name]
Checked: [Name]	Project: 170811 (DW) 02



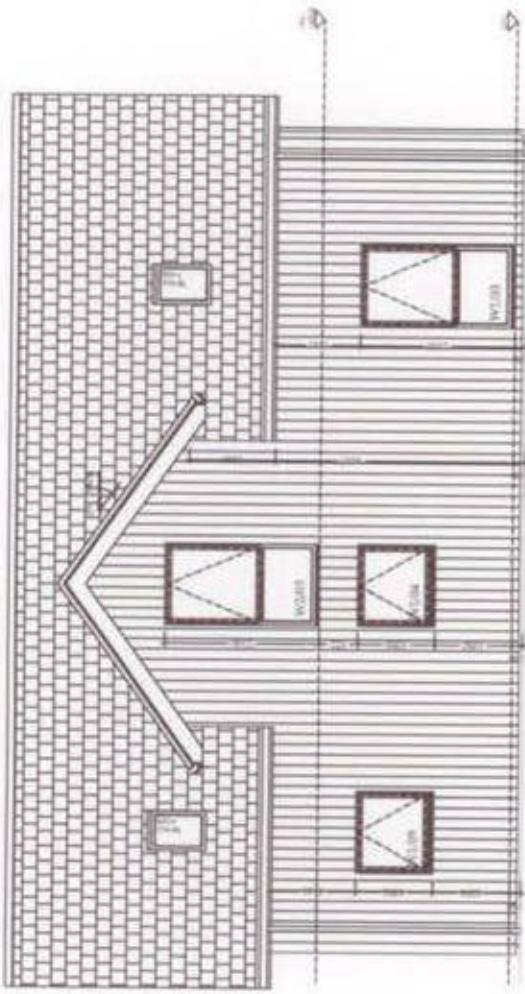
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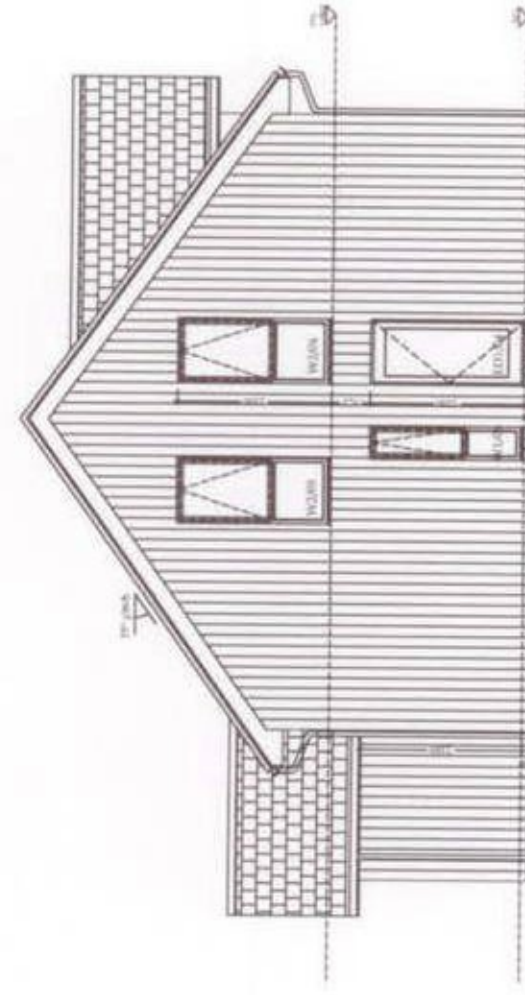
178BH (GA) 21 West Elevation



178BH (GA) 22 South Elevation

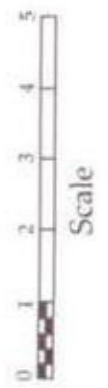
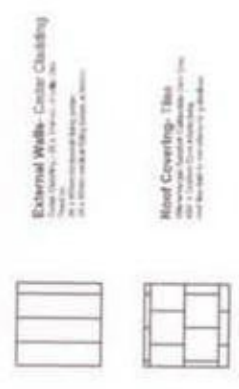


178BH (GA) 23 North Elevation



178BH (GA) 24 East Elevation

External Envelope Materials Key



Please do not scale from this drawing. Any errors, omissions and discrepancies are to be reported to Insight Architectural Design prior to use.

Drawing Status	Construction
<b>insight</b> New Build Lodge Rainbow Hill Wick General Arrangements Elevations Scale: 1/64th A3 Date: May 17 Project: 178BH (GA) 21 - 24 Drawing No: 178BH (GA) 21 - 24	

On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM9

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### Your BT order confirmation for GBTAD489

btbusiness@bt.com <btbusiness@bt.com>

Mon 16/04/2018 20:34

To [Redacted]

Hello Mrs Isbister

Here are the details of your order.

MRS JUDITH ISBISTER T/A EQUINE AND COUNTRY

Order number: GBTAD489



## Thanks for your order, we're getting everything ready

All the details of your order are below, including what happens next and key dates.

### Order Address

Romsey Lodge, Blindburn Hall, Wark, NE48 3HE

## Broadband

### BT Business Broadband Unlimited



### Activation date

Tuesday 1<sup>st</sup> May

Your broadband could be activated any time up until midnight on this date.

<b>Action</b>	New Provision
---------------	---------------

On behalf of the Applicant  
Name: Judith MacKinnon  
Number: First  
Date:  
Exhibits: JM1 – JM10

TOWN AND COUNTRY PLANNING ACT 1990

IN THE MATTER OF

LAND AT BLINDBURN HALL - WARK

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EXHIBIT JM10

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IAN TOWERS  
ICP MANAGER  
DISTRIBUTION CABLE JOINTING LTD.  
MOOR LANE FARM  
MILL LANE  
RYTHER  
TADCASTER  
LS24 9EU

New Connections  
Manor House  
Station Road  
New Peshaw  
Houghton-le-Spring  
Tyne and Wear  
DH4 7LA  
NCAS@Northernpowergrid.com

9 April 2018

Dear Customer,

**New Meter Point Administration Number (MPAN)**

We are writing to inform you that following a request for a connection to our electricity distribution network a Meter Point Administration Number (MPAN), or Supply Number as it is also known as, has been created:

**MPAN:** 15 8000 1582 554  
**Service address:** DISTRIBUTION CABLE JOINTING LTD.  
PLOT 2  
BLINDBURN HALL  
WARK  
HEXHAM  
NORTHUMBERLAND  
NE48 3HE

The electricity supplier you choose to appoint to arrange for meter installation and energisation of your new supply needs this MPAN. Once you have been provided with a date for the installation of your electricity service, it is advisable that you make contact with your chosen electricity supplier as they may require several days' notice to schedule the installation of a meter.

**Important:** Please note that our New Connections Administration Department cannot suggest or advise you which electricity supplier to use.

You must contact your electricity supplier to arrange for the meter to be installed. When you speak to your supplier advise them that it is a 'new connection'. Your electricity supply will not be available until your chosen supplier has taken appropriate action.

Should you require list of suppliers and their telephone numbers, they may be obtained by contacting Consumer Direct on 03454 040506, or on the Internet site below:

**NORTHERN POWERGRID**

is the trading name of Northern Powergrid (North East) Limited (Registered No: 2906593) and Northern Powergrid (Yorkshire) plc (Registered No: 4112320)  
Registered Office: Lizzyds Court, 78 Grey Street, Newcastle upon Tyne NE1 6AF. Registered in England and Wales.

If you would like an audio copy of this letter or a copy in large type, Braille or another language, please call 0800 109 7502.

[www.northernpowergrid.com](http://www.northernpowergrid.com)