



**Northumberland**  
County Council

County Hall, Morpeth, Northumberland, NE61 2EF

For official use only	
Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Low Hall

Address Line 1

A69 Haydon Bridge To Hexham

Address Line 2

Address Line 3

Northumberland

Town/city

Haydon Bridge

Postcode

NE47 6AF

Description of site location must be completed if postcode is not known:

Easting (x)

384593

Northing (y)

564372

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Is the site currently vacant?

Yes

No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

## Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

South boundary: Stock agricultural fence - wooden gates & chicken wire. North, East & West boundaries: existing stone wall

**Proposed materials and finishes:**

Plant trees along the inside of the boundaries.

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Proposed 'learning centre': a wooden shed structure to provide shelter and to facilitate educational experiences within. Also for the storage of gardening tools and equipment. Cement base. Timber structure, natural wooden treatment. Windows: safety glass / Perspex Water harvesting system - guttering and IBC containers.

**Type:**

Other

**Other (please specify):**

Polytunnel

**Existing materials and finishes:**

**Proposed materials and finishes:**

Steel Frame. Polythene cover. Timber door frame.

**Type:**

Other

**Other (please specify):**

Wheelchair accessible paths

**Existing materials and finishes:**

**Proposed materials and finishes:**

Eco-friendly grassmats

**Type:**

Other

**Other (please specify):**

Garden picnic benches x3

**Existing materials and finishes:**

**Proposed materials and finishes:**

Wooden picnic bench

**Type:**

Other

**Other (please specify):**

Natural Sensory Garden Area

**Existing materials and finishes:**

**Proposed materials and finishes:**

A natural sensory garden for children to develop their sensory systems: natural materials: wooden structures: mud kitchen, loose parts - tree branches , log seats, sand, water, trees.

**Type:**

Other

**Other (please specify):**

Yurt - as a wellbeing centre

**Existing materials and finishes:****Proposed materials and finishes:**

Yurt as a wellbeing centre to provide shelter and warmth for educational classes. Frame: Wood Cover: Canvas Internal wood burning stove

**Type:**

Other

**Other (please specify):**

pedestrian entrance

**Existing materials and finishes:**

existing stone wall

**Proposed materials and finishes:**

1.5m wide: Pedestrian gate to be added into the existing West boundary wall. Stone Pillars &amp; Wood / Metal Gate

Are you supplying additional information on submitted plans, drawings or a design and access statement?

 Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Design &amp; Access Statement

Existing &amp; Proposed site plans

Elevated drawings &amp; floorplans: Wooden learning centre, 3x wooden sheds, composting toilet, yurt, polytunnel

Landscape design sketch

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

 Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

 Yes No

Are there any new public roads to be provided within the site?

 Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

 Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

 Yes No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cycle spaces

### Existing number of spaces:

0

### Total proposed (including spaces retained):

5

### Difference in spaces:

5

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

- Soakaway
- Main sewer
- Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

Installation of eco toilet

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown



## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

Composting bins for green garden waste

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

6

Total full-time equivalent

3.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)**

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

F2 - Local community

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

19:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

17:00

**Sunday / Bank Holiday:**

**Start Time:**

09:00

**End Time:**

17:00

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

17/11/2022

## Details of the pre-application advice received

'To summarise, and as discussed at the meeting, the site is located within the open countryside and is outside of the settlement boundary of Haydon Bridge. Therefore, the proposals would be assessed against open countryside policies. Policy STP 1 of the Northumberland Local Plan sets out the overall approach to the distribution of development across the county. Part 1 (g) of Policy STP 1 is relevant in this instance as the site is located within the open countryside. Part 1 (g) states that development in the open countryside will be supported if it can be demonstrated that it meets certain criteria. One of the criteria is where development "supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in settlements, in accordance with Policy INF 2". As discussed at the site meeting, I advised that alternative locations for this development within the settlement boundary should be explored, as they would be more suitable in policy terms. Policy INF 2 of the Northumberland Local Plan relates to community services and facilities. This policy is supportive of the improvement of the quantity, quality, accessibility and range of community services and facilities and the provision of new services and facilities where these will meet an identified need, subject to conforming with other Local Plan policies and also neighbourhood plan policies. As discussed at the site meeting, any subsequent planning application would need to clearly demonstrate an identified need. As also discussed at the meeting, I advised that alternative locations within the settlement boundary of Haydon Bridge should be explored and if you were to submit an application for development at this site, that we would need to see that there are no alternative sites for the development and that there is a need for it. We would then consider this information when assessing whether the principle of the development is acceptable. There are also the technical matters, such as highways etc. which would be considered and assessed at application stage. '

**Authority Employee/Member**

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes  
 No

**Ownership Certificates and Agricultural Land Declaration****Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

# Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Low hall

**Number:**

**Suffix:**

**Address line 1:**

**Address Line 2:**

**Town/City:**

Haydon Bridge

**Postcode:**

NE47 6AF

**Date notice served (DD/MM/YYYY):**

01/01/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Haydon Bridge United Football Club

**Number:**

**Suffix:**

**Address line 1:**

Haydon Bridge United FC

**Address Line 2:**

Low Hall Park

**Town/City:**

Haydon Bridge

**Postcode:**

NE47 6AE

**Date notice served (DD/MM/YYYY):**

01/01/2023

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

## Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date