



Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

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

Householder Application for Planning Permission for works or extension to a dwelling

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

ms

First name

Vicky

Surname

Moffit

Company Name

Address

Address line 1

Long Byre Town Farm

Address line 2

Address line 3

Town/City

Great Whittington Village

County

Northumberland

Country

United Kingdom

Postcode

NE19 2HP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of an axillary building to serve the principal dwelling of Long Byres

Has the work already been started without consent?

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:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Sandstone in random rubble coursing

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Anthra VM Zinc Roof

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Aluminium light grey

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

1424 L000 - Location Plan Rev A
1424 L001 - Site Plan as Existing Rev B
1424 L003 - Site Plan as Proposed Rev C
1424 L004 - Plans and Elevations as Proposed Rev B
1424 Long Byre - Heritage Statement Rev A

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- 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

Mr

First Name

Callum

Surname

Harvey

Reference

23/01231/FUL

Date (must be pre-application submission)

19/06/2023

Details of the pre-application advice received

The advice was provided during a FUL application. Callum, following a full consultation period stated that the proposal would need to reduce in massing from 1 1/2 storey to a single-storey building so as to not impact on the surrounding conservation area. Once these changes were implemented the proposal could be supported.

Callum also stated that the application would require a revised site boundary to include access up to the public highway. Callum stated that this should have been flagged up at validation so apologized for the inconvenience, but stated that the application would need to be resubmitted but it would be free. Due to the delay this has caused he would endeavor to process this application as quickly as possible.

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

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

The steps taken were:

Appointed a solicitor to locate the owner through Land Registry. This didn't yield any results, but from looking through the old development deeds it is suspected that the owner of the access is the original developer of the site.

I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

Robert Knowles

House name:

St Matthews House

Number:

Suffix:

Address line 1:

Haugh Lane

Address Line 2:

Hexham

Town/City:

Northumberland

Postcode:

NE46 3PU

Date notice served (DD/MM/YYYY):

09/08/2023

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

no

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

09/08/2023

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Nathan

Surname

Darby

Declaration Date

09/08/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Nathan Darby

Date

10/08/2023

Amendments Summary

The applicant details were updated because the portal's autofill put my agent details in instead of the applicants