

Northumberland County Council  
Planning Applications  
North Division

**NOTE: All applications (including plans and comments) can be viewed at <https://publicaccess.northumberland.gov.uk/online-applications/>  
Individual applications can be viewed by clicking the link on the Application Ref Number.**

**Examples of issues the local planning authority can normally consider as a material planning consideration:**

- Overshadowing;
- Overlooking and loss of privacy;
- Adequate parking and servicing;
- Impact on 'outlook'/sense of enclosure
- Loss of trees;
- Loss of ecological habitats;
- Design and appearance;
- Layout and density of buildings;
- Effect on listed building(s) and conservation areas;
- Access and highways safety;
- Traffic generation;
- Noise and disturbance from the scheme (though not from construction);
- Disturbance from smells;
- Public visual amenity (not loss of private individual's view);
- Flood risk.

**Examples of issues the local planning authority cannot normally consider as a material planning consideration:**

- Loss of value to private individual property;
- Loss of view;
- Boundary disputes including encroachment of foundations or gutters;
- Private covenants or agreements;
- The applicant's personal conduct or history;
- The applicant's motives;
- Potential profit for the applicant or from the application;
- Private rights to light;
- Private rights of way;
- Damage to property;
- Disruption during any construction phase;
- Loss of trade and competitors;
- Age, health, status, background and work patterns of objector;
- Time taken to do the work;
- Capacity of private drains;
- Building and structural techniques;
- Alcohol or gaming licences.

**Application Ref**      [23/01391/FELTPO](#)      **Date Valid**      25/04/23  
**Location**      Governors Gardens, Palace Street East, Berwick-upon-Tweed, Northumberland. TD15 1JF

**Description**      Tree Preservation Order Application: T1 Ash - Fell.

**Case Officer**      Mr Joshua White  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [23/00937/FUL](#)      **Date Valid**      28/04/23  
**Location**      Lindisfarne View, Berwick Holiday Centre, Berwick-upon-Tweed, Northumberland.

**Description**      Construction of two caravan plots on existing street, lindisfarne view with removal of tree.

**Case Officer**      Mr Ben MacFarlane  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref**      [23/01440/COU](#)      **Date Valid**      03/05/23  
**Location**      Dickson Trailers, Windmill Way West, Ramparts Business Park, Berwick-upon-Tweed, Northumberland. TD15 1TB

**Description**      Change of use from B2 to D2 Fitness Facility.

**Case Officer**      North Area Team  
**Email**      [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)