

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 [23/00249/FUL](#) **Date Valid** 15/02/23
Location Simpsons Malt Limited, Tweed Valley Maltings,
Tweedside Trading Estate, Tweedmouth, Berwick-upon-
Tweed, Northumberland. TD15 2UZ

Description Installation of new peating facility with capacity of 20,000
tons per year, including raw material (malt) and finished
product (peated malt) storage, lorry out-loading
capability, dust extraction system, grain
handling/conveying equipment, kiln/peating vessel, peat
smoker, centri air-style abatement system (in line with
BAT) and infrastructure installation to facilitate above.
This plant will have capability to operate 24/7 and 365
days per year.

Case Officer Mr David Love
Email planningcomments@northumberland.gov.uk

Application Ref [23/00206/LBC](#) **Date Valid**
Location 15 Ravensdowne, Berwick-upon-Tweed,
Northumberland. TD15 1HX

Description Listed Building Consent to replacing rotting woodern
sash windows with new, like for like modelled wooden
sash windows (retrospective).
Planning Application

Case Officer
Email planningcomments@northumberland.gov.uk