

Northumberland County Council  
Planning Applications  
North Division

**NOTE: All applications (including plans and comments) can be viewed at <http://publicaccess.northumberland.gov.uk/online-applications/>**

**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** 16/00276/PREAPP **Date Valid** 05/07/16  
**Location** Treetops, Main Street, Tweedmouth, Berwick-upon-Tweed, Northumberland. TD15 2AW  
**Description** In principle advice for a proposed residential development of up to 6 dwellings.  
**Case Officer** North Planning Officer  
**Email** [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref** 16/01929/FUL **Date Valid** 07/07/16  
**Location** Land South East Of Tweedside Timber, Tweedside Trading Estate, Tweedmouth, Northumberland.  
**Description** Construction of mixed use property, emission free total 205.59m2. To be partially used as showroom/office for sale of granite & marble and partially used for private residence.  
**Case Officer** North Planning Officer  
**Email** [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref** 16/02180/FUL **Date Valid** 06/07/16  
**Location** Northern Gateway Service Station, North Road, Berwick-upon-Tweed, Northumberland. TD15 1QQ  
**Description** Redevelopment of existing petrol filling station comprising demolition of existing and erection of replacement forecourt canopy, pump island, underground tanks and convenience store (281 sqm) with ATM.  
**Case Officer** North Planning Officer  
**Email** [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref** 16/02230/FUL **Date Valid** 13/07/16  
**Location** Former Seabank Chalet Site, The Crescent, Spittal, Northumberland.  
**Description** Erection of four dwelling houses.  
**Case Officer** North Planning Officer  
**Email** [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)

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**Application Ref** 16/02270/FELTPO **Date Valid** 14/07/16

**Location** 1 The Elms, Berwick-upon-Tweed, Northumberland.  
TD15 1NL

**Description** Tree Preservation Order: Remove 1no. over mature  
Cypress tree.

**Case Officer** North Planning Officer

**Email** [planningcomments@northumberland.gov.uk](mailto:planningcomments@northumberland.gov.uk)