

From: [DC Consultation](#)
To: [Chris Stanworth](#); [Margaret Telfer](#)
Subject: FW: Planning Application Consultation 15NP0078 Thompson Walls, Kilham, Mindrum, Northumberland, TD12 4QT
Date: 04 November 2015 08:50:49
Attachments: [RE_12NP0026 - Statutory Consultation.msg](#)
[Killham House.jpg](#)
[WestNewton.jpg](#)
[Killham House Wall.jpg](#)

From: Robert Mayhew
Sent: 03 November 2015 17:08
To: DC Consultation
Cc: Chris Stanworth
Subject: RE: Planning Application Consultation 15NP0078 Thompson Walls, Kilham, Mindrum, Northumberland, TD12 4QT

Chris,

15NP0078 - Construction of new farmhouse, walled garden and plant room/garden building, demolition of existing cottages and conversion of 'threshing barn' situated within steading buildings to form 2no. holiday/tourism units with parking and a farm office at Thompson Walls, Kilham, Mindrum, Northumberland, TD12 4QT

Thank you for asking me to comment on the above application. I attach comments that I previously made in relation to a proposed development very similar in nature on this application back in 2012. This earlier response contains annotated photos of the site and views from the surrounding landscape.

I believe that with respect to these current proposals my earlier conclusions still stand true namely that from a landscape perspective the work to the Threshing Barn will not have a substantial effect on the landscape character or views as most of this work is internal and the exterior fabric of this traditional building will be refreshed which in my view would be beneficial as it is likely to prolong the life of this traditional building. The demolition of the existing cottages which have painted exterior walls will not have a detrimental effect on the landscape character and if undertaken sensitively, the construction of the new farmhouse and landscape garden could compliment similar properties locally such as those found at Killham House and West Newton House (see images attached).

One aspect that I do believe needs clarification relates to the actual stone to be used for the exterior walls of the farmhouse as the documentation provided suggests that this might be either random whinstone (application), possibly tumble sandstone or whinstone (quoins detail image) or conventional 150 whinstone (Drawings and elevations). I would suggest that this needs clarification from the

applicant but looking at examples of exterior wall construction elsewhere at Thompsons Walls and locally at Longknowe, Killham and even at West Newton, it appears that a mixture of sandstone, whinstone and even pink cheviot granite has often been used together.

Regards the proposal of a stone wall enclosing the vegetable garden located to the east of the farmhouse, I can understand why this would be needed to keep deer and livestock from the garden and is a feature that is in keeping with other large houses in the area such as those at Killham and West Newton (see attached pics). However, I question the proposed height of this, 3.25 metres, at the western end as shown in the elevations drawing for the site. Forestry commission literature suggests that deer fencing to a height of **2 metres** should be sufficient to keep red and Sika deer out of plantations and I would advocate that a similar height ought to be sufficient for this wall and this would be in keeping with those garden walls found at Killham House and West Newton. (ps, red and sika deer are not frequent visitors to this part of the National Park) I also think that incorporating some mixed rowan and wild cherry trees in the grass lawn area to the east of the walled garden, similar to those proposed along the northern boundary would be beneficial and help soften the effect of this new garden wall when viewed from the public right of way that passes along the farm track. Other than this right of way and Access Land found to the south and east of the site there are very few publicly accessible receptor sites for this development. Frequently used sites to the west are in excess of 2km away.

I note that an additional element to this application from that previously submitted in 2012 is the inclusion of a line of 10 whinstone block pillars located along the access road to Thompsons Walls. I believe that this proposal of the application is out of keeping with the guidelines for development for both the Foothills and Fringe Valleys and Rounded Hills Landscape Character Areas. They constitute a linear development, would be visually prominent and would be made of vertical structures that when driving south along the access road would adversely affect the uninterrupted skyline and unbroken panoramic views in this part of the National Park. There is little detail within the application as to the purpose of these and I can see no historical connection so must assume that they would be some form of art installation that is totally out of keeping with this landscape.

I welcome the fact that on the proposed elevations and sections drawing for the holiday cottages the applicant mentions that all new external lighting will be fitted with PIR sensors and will be of an energy efficient design. However, the use of fully cut-off units is not mentioned and I would recommend that all such lighting should be in line with the Northumberland International Dark Sky Park Lighting Master Plan requirements. No reference to external lighting on the farmhouse is made and it would be prudent to check that this is actually going to be the case.

I do not believe that this application will have a detrimental effect on any notable trees found in this part of the National Park and I welcome the proposals to plant both an orchard and additional trees on site as

part of the landscaping plan. These will in time will help soften the effect of the new development within the landscape.

In summary, I do not object to the proposals relating to the construction of the new farmhouse, demolition of two existing cottages or conversion of the threshing barn to holiday units as I do not believe these proposals will have a substantial effect upon the landscape character or views of this part of the National Park. I do have difficulty with, and object to the proposed line of ten whinstone block pillars standing 2 metres high along the access road to Thompsons Walls and object to these in that they conflict with the guidelines for development for both the Foothills and Fringe Valleys and Rounded Hills Landscape Character Areas.

I would like to make the following recommendations.

- The proposal for the ten whinstone block pillars be removed from the application;
- Greater clarity is sought regards the nature and colour of the exterior wall material being used;
- The height of the garden wall be reduced to approximately 2 metres high such that it is in keeping with similar garden walls found locally;
- Additional tree planting is undertaken in the grass lawn area to the east of the walled garden;
- The extent and nature of external lighting units needs checking and such provision should be in line with the Northumberland International Dark Sky Park Lighting Master Plan requirements;

If you have any questions in relation to the comments above please do not hesitate to come back to me.

regards

-----Original Message-----

From: DC Consultation

Sent: 30 September 2015 11:28

To: Robert Mayhew

Subject: Planning Application Consultation 15NP0078 Thompson Walls, Kilham, Mindrum, Northumberland, TD12 4QT

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=15NP0078>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer
Tel: 01434 611539 (x277)

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