

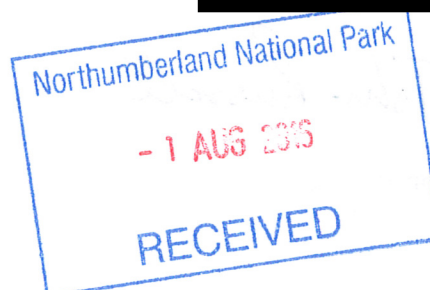
ALNWICK FARMING CONSULTANTS

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29th July 2016

Ms Claire Simm
Planning Enforcement Officer
Development Management
Northumberland National Park Authority
Eastburn
South Park
Hexham
NE46 1BS



*fee paid
£195.*

Dear Ms Simm,

YOUR REFERENCE: - ENF/2016/0003, BEESWING LODGE, NE19 1AP

Please find enclosed the completed "Variation of Condition" application form, location plan and cheque for £195 made payable to Northumberland National Park Authority.

The reasons for requesting a change to the original planning consent to allow long term residential use are, briefly, as follows.

Mrs Carruthers has over a period of many years run Beeswing Lodge as a holiday cottage, typically renting it out for one or two weeks at a time. Mrs Carruthers, however, turned 90 in May this year and this is the fundamental reason why the request to change the planning condition is being made.

Although she would have liked to continue letting the property as holiday accommodation being solely responsible for the cleaning and maintenance made this harder each year. Changeover day was on a Saturday when visitors left at 10am and the new arrivals came at 3pm. Inevitably, and by her own admission, standards slipped and she didn't notice things and found it increasingly difficult to do the work in the turnaround time available. This may in part explain why bookings fell away sharply in 2015. Given the rural location it was not possible to get help on the changeover day and moreover such a person would have needed their own transport.

In December 2015 Mrs Carruthers's god daughter, Amanda Pritchard, asked if she and her husband could rent the cottage as they were moving to Northumberland from the south. This seemed at the time a good solution to Mrs Carruthers's predicament and she agreed to this, on an informal basis, without obviously thinking of the implications with regard to the planning aspect. Her god daughter was born on the farm and now works locally caring for elderly people.

In conclusion, it is hoped that the above facts can be taken into consideration in assessing the use of the property for residential letting. Please contact me as Mrs Carruthers's agent if any further details are required or to arrange a site meeting. Thank you.

Yours sincerely,



John Russell