



HOLY ISLAND PARISH COUNCIL

Windsor Cottage, 3 Lewin's Lane, Holy Island, Berwick-upon-Tweed, Northumberland TD15 2SB
Clerk: John A Bevan Tel: (01289) 389359 Email: holyipc@btinternet.com

Dear Sirs.

Planning Application 23/02546/FUL
Athol Brose. Holy Island.

Holy Island Parish Council has given careful thought to this application which amends that made earlier this year to which the Council objected.

The application describes the work as re-modelling however in our view the extent of the work constitutes a new building and we feel that it should be considered as such. Particularly as when finished there will be two residences not one. Both of which we think are intended now or in the future to be marketed as Holiday Lets.

For these reasons but specifically the creation of two units where one currently exists, we feel that the NCC HOU10 policy must be applied. We note that the applicant feels that in the case of Holy Island due to its popularity and nature, applications should be looked at on a case-by-case basis. Our Council profoundly disagrees. As AONB have stated Holy Island is at full capacity in visitor numbers both for people and cars. Our facilities for dealing with these are already severely stretched. In addition, our residents made their position clear in the referendum on new houses carried out in 2017 and lodged with NCC. This is a position that will be reflected both in the Holy Island Neighbourhood Plan currently being prepared by the Parish Council and in any future representations made by Holy Island 2050.

The Council also has concerns about some of the design features of the building, although we accept that it is a considerable improvement on the previous design, and these are listed below and subject to those being considered by NCC Planning Officers, we do not object to this application providing HOU10 restrictions are applied. We do object if they are not.

With regard to the design, we feel that the roof lights on the eastern elevation are inappropriate for the building's setting and we feel, again on that side, that the wooden cladding is unsympathetic to the stone of St Oswald's Cottage. The two large French Windows are also not in keeping with the average design of the village.

We also assume that the design will be looked at taking into consideration the provisions of the imminent AONB Holy Island Conservation Area Character Appraisal.

On behalf of Holy Island Parish Council.

John Bevan.
Clerk.

November 27th 2023