[redacted]
Proprietor
The Lord Nelson
Monkton Village
Jarrow

12th June 2026

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

Dear Sir/Madam,

I am writing in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As the proprietor of The Lord Nelson public house in Monkton Village, I have a strong interest in the long-term success, character and vitality of the village and its historic environment.

The setting, character and unique identity of Monkton Village were among the reasons I chose to invest in and operate a business here. The village's historic character, sense of place and attractive environment are important assets which benefit residents, visitors and local businesses alike.

For that reason, I believe I am well placed to comment on whether proposals such as this are likely to enhance or detract from the character of the village.

Having reviewed the plans, I do not consider the proposal harmful to the character, appearance or setting of Monkton Village. In my opinion, the design has been developed in a careful and sympathetic manner and remains respectful of the historic environment.

Importantly, I do not believe that allowing a carefully designed vehicular and pedestrian access at Monkton Farmhouse would undermine the qualities that make Monkton Village a special place. On the contrary, I believe it reflects the need for historic properties to adapt sensibly to modern living requirements whilst retaining their historic significance.

Historic villages remain successful because they continue to evolve and remain practical places to live, work and visit. In my view, it is entirely reasonable that owners of important historic properties should be able to make carefully considered adaptations that help ensure those buildings remain occupied, maintained and cared for in the long term.

As someone who spends a significant amount of time within the village and regularly speaks with residents, I have observed changes in traffic conditions over recent years. The popularity of local businesses, growth in surrounding residential development and wider changes within the area have all contributed to increased traffic movements through Monkton Village.

Like many residents, I have also observed a noticeable increase in emergency service vehicle movements travelling through the village following the opening of the emergency services tri-station at Campbell Park Road, Hebburn. This is a topic that is regularly discussed by local residents and reflects the changing nature of traffic movements through Monkton Village.

Whilst traffic growth is not directly related to this application, it provides important context when considering the practical challenges associated with roadside parking on Monkton Lane and the benefits of enabling vehicles to be accommodated safely within private property rather than on the public highway.

Against that background, I recognise the practical benefits of removing vehicles from roadside parking on Monkton Lane where possible. In my view, providing off-street parking within the grounds of Monkton Farmhouse would represent a sensible and positive outcome.

The proposal would assist in reducing roadside parking, improving visibility, supporting traffic flow through the village and helping the property adapt to modern requirements whilst remaining in active residential use.

I also recognise that the proposal would facilitate electric vehicle charging and support more sustainable transport choices, which is increasingly important as society transitions towards lower-emission vehicles.

In my view, the character of Monkton Village derives from the combination of its historic buildings, open spaces, community identity and long history rather than any single wall or boundary feature in isolation. Having reviewed the proposal, I do not believe it would detract from those qualities.

Instead, I believe it represents a sensible and sympathetic adaptation that allows an important historic property to remain practical, occupied and well maintained into the future.

As a local business owner, I also recognise that thriving villages depend upon maintaining a balance between preserving heritage and ensuring that properties remain capable of meeting modern expectations. Successful communities are those which continue to evolve whilst respecting their history, and I believe this proposal achieves that balance.

Most importantly, I believe the application demonstrates that heritage conservation and sensible modernisation do not need to be mutually exclusive. It is possible to respect the historic character of Monkton Village whilst allowing appropriate changes that help secure the future of important buildings.

Having reviewed the application and considered the wider context of the village, I believe the reasons put forward in support of the proposal are reasonable and justified.

I therefore fully support the application and respectfully request that the Council gives positive consideration to the practical, heritage, environmental and community benefits it would provide.

Yours faithfully,

[redacted]

[redacted]
29 Elmwood
Coulby Newham
Middlesbrough
TS8 0SR

25th June 2026

Witness Statement in Support of Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC

To Whom It May Concern,

We are writing in support of the above planning applications as [redacted]

We are both retired and live at 29 Elmwood, Coulby Newham, Middlesbrough, TS8 0SR.

When [redacted] first moved to Monkton Farmhouse, we visited them regularly and enjoyed spending time with them at their home. Over time, however, the practical difficulties associated with the current parking and access arrangements have increasingly affected our visits.

As a result, we now visit less frequently and generally stay for shorter periods than we would like. Despite this, we have visited often enough over the years to have first-hand experience of the difficulties created by the current parking and access arrangements.

[redacted] has significant mobility difficulties, is a Blue Badge holder and also lives with COPD, which causes shortness of breath. Walking even relatively short distances or carrying luggage can therefore be physically demanding, particularly after travelling from Middlesbrough. As we have both become older, travelling and accessing the property has become increasingly challenging.

[redacted] previously suffered a heart attack and continues to live with an ongoing heart condition. Whilst he remains active, he also has to be mindful of unnecessary physical exertion, particularly when carrying luggage or walking longer distances.

Because there is no off-street parking available, we often have to park some distance from the property or on the opposite side of Monkton Lane. Carrying bags and luggage to the house can therefore be difficult, particularly after making the journey from Middlesbrough. Crossing the road whilst carrying belongings can also be worrying because [redacted] cannot walk quickly and frequently has to stop to catch her breath.

Traffic along Monkton Lane often feels busy, and we have both commented that we would feel considerably safer if we were able to park directly within the grounds of the property rather than relying on roadside parking.

These practical difficulties have had a genuine impact on our family life. We have consciously reduced both the frequency and duration of our visits because the journey and the difficulty of accessing the property have become increasingly demanding. We would both love to spend much more time with [redacted] at Monkton Farmhouse and stay for longer, but the current parking and access arrangements make longer and more frequent visits much more difficult than they should be.

We are also naturally concerned about [redacted] who works as a nurse and often leaves for work before daylight or returns home late at night after long shifts. Knowing that he regularly has to park on the roadside and walk to and from the property in darkness, often after physically and emotionally demanding shifts, is something we worry about as parents.

Like many families, we are also hoping to change to an electric vehicle in the future. However, without off-street parking there is currently no practical opportunity to charge an electric vehicle when visiting the property. The proposed access would make that possible and would support our own plans to move to an electric vehicle in due course.

From our perspective, the proposed access would provide a practical improvement that would enable us to visit more frequently and with greater confidence. It would improve accessibility, reduce the physical demands associated with our visits and allow us to spend more quality time with [redacted] as a family.

Having visited Monkton Farmhouse many times, we have seen first-hand the care, investment and commitment [redacted] have shown in maintaining and improving this remarkable Grade II* listed property. It is clear to us that they are dedicated custodians of the building and wish to preserve it for future generations. We believe this modest and carefully considered proposal would help ensure the property remains both practical to occupy and properly cared for in the years ahead.

Everything contained within this statement reflects our own personal experiences and observations.

We confirm that this statement is true and accurately reflects our own personal knowledge and experiences.

Yours faithfully,

[redacted]

[redacted]
Bede Cottage
Monkton Village
Jarrow
NE32 5NN

19th June 2026

To: South Tyneside Council Planning Department

Dear Sir/Madam,

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

We write in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As the owners and residents of neighbouring Bede Cottage, we believe we are in a unique position to comment on the proposal, the existing access arrangements and the practical challenges associated with these for the residents of Monkton Farmhouse and their neighbours.

As immediate neighbours, we confirm that we have no concerns regarding the proposal, we do not consider that it would adversely affect our property, our enjoyment of our home or the character of the surrounding conservation area. Indeed, we believe the proposal would represent an improvement to the current situation by reducing roadside parking, improving accessibility, facilitate electric vehicle charging and more sustainable transport choices and enabling the property to adapt sensitively to modern living requirements and safeguard the future of this Grade II* property.

Bede Cottage and Monkton Farmhouse were historically a single property before being divided into two separate dwellings. As part of that division, Bede Cottage retained vehicular access and parking facilities to the rear of the property, whereas Monkton Farmhouse was left without independent vehicular access or off-street parking provision. As the owners of Bede Cottage, we see first-hand the practical difficulties that arise from the current arrangement and understand the practical consequences of that historic division. We judge that the current application represents a reasonable and proportionate attempt to address that historic imbalance in a manner that is sensitive to the character of the village and the significance of the heritage asset.

In our view, the absence of vehicular access is increasingly impractical for a modern family home and creates challenges that are likely to affect not only the current owners but also any future occupiers of the property. We consider it entirely reasonable that the current and future custodians of the property will require vehicular access and appropriate parking facilities if the building is to remain a practical and well-maintained family home for generations to come.

We are aware that access to the rear and wider grounds of Monkton Farmhouse is difficult, creating practical challenges not only for day-to-day occupation but also for maintenance, repair and long-term stewardship of the property. Access for contractors, deliveries, maintenance works and general upkeep is significantly more complicated than would normally be expected for a property of this nature.

As long-term neighbouring residents, we have personally witnessed many of the practical difficulties associated with Monkton Farmhouse lacking independent vehicular access. These have included vehicle damage, parking pressures, difficulties for visitors and contractors, confusion for delivery drivers and ongoing challenges associated with accessing and maintaining the property. We are also aware that these issues are not unique to

the current applicants. Similar difficulties existed during previous ownership and, in our view, arise from the property's historic lack of off-street parking and independent access rather than the actions of any individual occupier.

We are aware that previous occupiers experienced repeated vehicle damage, including the loss of at least one vehicle following a collision. The current applicants have similarly experienced multiple incidents involving damage to vehicles parked on Monkton Lane, including one vehicle being written off and two further vehicles sustaining damage. We understand that one particularly serious incident involved a drink driver travelling through the village who collided with multiple parked vehicles in a single evening, damaging three vehicles in total. As residents of the village, we are also aware of other collisions, near misses and incidents involving parked vehicles on Monkton Lane over the years and have observed the traffic and speeding issues that continue to affect this part of the village. These incidents demonstrate the risks associated with the existing parking arrangements and highlight the practical difficulties created by the absence of off-street parking at the property.

We are aware of the parking difficulties experienced by the applicants and have seen the challenges associated with vehicles having to be parked on Monkton Lane, near the village cenotaph and elsewhere within the village. The current parking arrangements are not a long-term solution for either the property or the wider village. Providing off-street parking within the grounds of Monkton Farmhouse would remove vehicles from the public highway, reduce parking pressures and help address a longstanding issue that has affected multiple occupiers of the property over many years. It would also reduce the amount of time vehicles passing through the village are stationery with their engines running while waiting to allow other vehicles through the village which creates unnecessary harmful emissions.

The proposal would also remove vehicles from the vicinity of the village cenotaph and from locations where visibility can be affected for drivers exiting Barns Close and joining Monkton Lane and from High Back Close. In our view, this would represent a positive outcome for both residents and road users.

Mark is Chair of the Village Traffic Committee which has worked positively and collaboratively with council officers to analyse traffic issues and identify improved safety measures. The proposal was discussed at a committee meeting and the committee recognised the practical difficulties associated with the current arrangements and supported the application, recognising the benefits it would bring for the village in terms of parking management, accessibility, safety and the long-term future of this historic property.

We also understand that the proposal would facilitate the installation and use of an electric vehicle charging point and support the applicants' intention to transition towards lower-emission transport. We recognise the importance of enabling practical measures that support more sustainable living and reduce reliance on higher-emission vehicles.

Bede Cottage also shares the existing front access path with Monkton Farmhouse. Whilst this arrangement may have been acceptable historically, we fully understand why the applicants have sought a dedicated pedestrian access as part of the proposal. The proposed independent pedestrian access would provide a clearer distinction between the two properties and reduce reliance on the existing shared route. In our view, this would be beneficial for both households and would properly reflect the fact that Monkton Farmhouse and Bede Cottage have long operated as entirely separate dwellings. At present, Monkton Farmhouse and Bede Cottage share an access arrangement that regularly creates confusion for visitors, contractors and delivery drivers. We frequently experience occasions where deliveries, tradespeople, visitors and service providers mistakenly attend Bede Cottage when attempting to locate Monkton Farmhouse. This can result in unnecessary disturbance and inconvenience and has been an ongoing issue for many years. We also anticipate that the creation of a dedicated access would reduce foot traffic associated with Monkton Farmhouse passing through the shared route, providing greater privacy, independence and convenience for both households whilst maintaining good neighbourly relations.

We further understand that the applicants intend to enhance the frontage through additional planting and biodiversity improvements, including pollinator-friendly landscaping and new planting within the site. In our view,

these measures have the potential to provide environmental benefits whilst ensuring that the proposal remains sympathetic to the character and appearance of Monkton Village.

Taken as a whole, we consider the proposal to represent a thoughtful, balanced and proportionate response to modern living requirements, environmental objectives and the long-term stewardship of an important historic building.

Having reviewed the application and observed the practical realities of the existing arrangements over many years, we fully support the proposal and respectfully request that the Council gives significant weight to the benefits it would provide.

Yours faithfully,



[redacted]
Monkton Farmhouse
Monkton Lane
Monkton Village
Jarrow
NE32 5NN

22nd June 2026

Dear Sir/Madam,

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC – Monkton Farmhouse, Monkton Village

We write further in support of our applications for planning permission and listed building consent relating to the creation of a modest vehicular and pedestrian access and associated boundary alterations at Monkton Farmhouse.

Over a considerable period we have worked closely with specialist planning, architectural and heritage consultants to develop a proposal which responds sensitively to the significance of Monkton Farmhouse and the character and appearance of Monkton Village Conservation Area. The scheme has evolved substantially through consultation and feedback and represents what we believe to be a carefully considered, proportionate and sympathetic response to a longstanding issue affecting the property.

Statutory Duties and Policy Framework

We fully recognise the statutory duties imposed by Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and appreciate the need to give considerable importance and weight to preserving the special interest of the Grade II* listed building and the character and appearance of the Conservation Area.

We respectfully submit that any impact arising from the proposal amounts to less than substantial harm at the very lowest end of the spectrum and that this limited harm is clearly outweighed by the substantial cumulative public benefits delivered by the scheme.

This approach accords with paragraphs 212-215 of the National Planning Policy Framework, which require less than substantial harm to be weighed against the public benefits of a proposal, including securing the optimum viable use of heritage assets. It is also consistent with Policy DM6 and Core Strategy Policy EA5.

A Longstanding Issue Affecting Successive Occupiers

The absence of independent vehicular access and off-street parking is not a problem created by the current owners.

Evidence submitted as part of this application demonstrates that these difficulties have affected successive occupiers over many decades. Former owners have confirmed that they experienced the same issues and that concerns relating to access pre-date their own ownership.

Importantly, following their departure, Monkton Farmhouse remained vacant for approximately five years. In our view, this demonstrates the importance of ensuring that important heritage assets remain practical, attractive and capable of occupation by future generations.

Buildings that are vacant or increasingly impractical are less likely to receive the investment and stewardship necessary for their long-term conservation.

Optimum Viable Use and Heritage Stewardship

Monkton Farmhouse is one of the most important buildings within Monkton Village and a nationally important Grade II* listed building.

Historic buildings survive because successive generations adapt them sensitively to changing circumstances whilst preserving their significance.

The continued occupation and optimum viable use of heritage assets are themselves recognised public benefits.

The current arrangements create practical difficulties not only for day-to-day occupation but also for maintenance, repair and stewardship. Access to the rear and wider grounds is difficult and complicates deliveries, contractors, maintenance works and general upkeep.

We consider that practical access arrangements are themselves an important component in ensuring the continued maintenance and conservation of important heritage assets. The easier such buildings are to occupy and maintain, the more likely they are to continue receiving the investment and care necessary for their long-term preservation.

The issue before the Council is therefore not whether the owners of Monkton Farmhouse should be provided with a driveway. Rather, it is whether a nationally important Grade II* listed building should be capable of adapting sensitively to modern requirements in a way that secures its optimum viable use, long-term conservation and continued contribution to Monkton Village whilst delivering wider benefits to the community. We respectfully submit that the answer to that question is yes.

Historical Circumstances

Monkton Farmhouse and Bede Cottage historically formed a single property. Following their division, Bede Cottage retained independent vehicular access and off-street parking whilst Monkton Farmhouse was left without equivalent facilities.

The current proposal therefore represents a measured and proportionate response to a longstanding imbalance that has affected successive occupiers for generations.

Highway Safety, Traffic Flow and Environmental Benefits

Previous occupiers experienced repeated vehicle damage, including the loss of vehicles following collisions. During our own occupation, one vehicle has been written off and two further vehicles have sustained damage whilst parked on Monkton Lane.

One particularly serious incident involved a drink driver travelling through the village who collided with multiple parked vehicles in a single evening, damaging three vehicles.

These incidents demonstrate the practical difficulties and risks associated with the current arrangements.

The proposal would:

- Remove resident vehicles from a constrained section of Monkton Lane.
- Improve visibility for drivers exiting Barnes Close.
- Improve traffic flow and reduce roadside obstruction.
- Improve conditions for pedestrians and road users.
- Improve manoeuvrability for emergency, refuse and service vehicles.
- Reduce congestion and vehicle idling.
- Reduce unnecessary vehicle movements associated with searching for parking elsewhere.
- Preserve visitor parking spaces for their intended use.
- Facilitate electric vehicle charging.
- Support lower-emission transport.
- Deliver associated environmental benefits through reduced congestion and emissions.

Heritage Benefits

The proposal would remove vehicles from the vicinity of the village cenotaph, improving its setting, visibility and appreciation, particularly during remembrance events and other occasions of public significance.

It would also improve appreciation of Monkton Farmhouse itself and the relationship between two important heritage assets at the heart of Monkton Village.

Importantly, the works do not affect the listed building itself and are modest and reversible.

Historic settlements survive because they evolve sensitively over time whilst preserving their essential character and significance.

Landscaping and Biodiversity

The proposal forms part of wider improvements to the site, including landscaping and additional planting.

These measures will improve local amenity, enhance the appearance of the frontage and provide biodiversity benefits.

Community Support and Public Benefit

Importantly, the public benefits identified in this representation are not speculative assertions made solely by the applicants.

They are independently corroborated by former owners, immediate neighbours, long-standing residents, local businesses, the Village Traffic Committee, the Monkton Village Association and a serving South Tyneside Councillor who is also a resident of Monkton Village.

Former owners have confirmed that the same difficulties affected them and have strongly supported the proposal.

Immediate neighbours have confirmed that they consider the proposal an improvement and do not believe it would adversely affect their properties.

Residents have identified benefits relating to visibility, traffic flow and safety.

Local businesses have recognised the importance of balancing heritage conservation with ensuring that historic villages remain practical and vibrant places to live and work.

Mark Thurston, Chair of the Village Traffic Committee, confirmed that the Committee supported the proposal and recognised the benefits it would bring in terms of parking management, accessibility, safety and the future of this historic property.

Perhaps most significantly, the Monkton Village Association unanimously supports the proposal. Following extensive discussion over a prolonged period, Chairman Jerry Fionda contacted all members individually and confirmed unanimous support for both the proposal and submitted plans. The Association concluded that the proposal would deliver wider community, heritage, highway, environmental and public benefits and requested that these benefits be afforded significant weight.

On 18 June 2026 we met with Councillor Matt Ling, who is both our Local Ward Councillor and a resident of Monkton Village. Following discussions and a visit to the property, Councillor Ling expressed his support for the application.

Collectively, these representations demonstrate that the benefits arising from the proposal are tangible, longstanding and extend well beyond the interests of the applicants.

Cumulative Public Benefits

Whilst some individual benefits may appear modest when viewed in isolation, the National Planning Policy Framework requires public benefits to be considered cumulatively.

Taken together, the proposal would:

- Secure the optimum viable use of a nationally important Grade II* listed building.
- Support the long-term conservation and stewardship of Monkton Farmhouse.
- Reduce the risk of future vacancy.
- Improve accessibility.
- Improve conditions for maintenance and repair.
- Reduce parking pressures.
- Improve highway safety.

- Improve traffic flow.
- Improve visibility for drivers exiting Barnes Close.
- Improve conditions for emergency and service vehicles.
- Reduce roadside obstruction.
- Reduce congestion and associated emissions.
- Facilitate electric vehicle charging.
- Preserve visitor parking spaces elsewhere within the village.
- Reduce conflict associated with existing parking arrangements.
- Improve the setting and appreciation of the village cenotaph.
- Improve appreciation of Monkton Farmhouse itself.
- Enhance local amenity.
- Deliver landscaping and biodiversity improvements.
- Support the continued contribution of Monkton Farmhouse to the character, identity and significance of Monkton Village and its Conservation Area.

Conclusion

We respectfully submit that the proposal represents a balanced, proportionate and carefully considered response to a longstanding issue that has affected successive occupiers over many decades.

Any harm arising from the proposal falls firmly within the category of less than substantial harm and lies at the very lowest end of that spectrum.

The public benefits identified are tangible, evidenced and cumulative. They extend beyond the interests of the current owners and relate to the long-term conservation of a nationally important Grade II* listed building, highway safety, accessibility, environmental improvements, village amenity and the continued vitality and identity of Monkton Village.

For these reasons, we respectfully submit that the cumulative public benefits clearly outweigh any limited harm and respectfully request that planning permission and listed building consent be granted.

Should the Council consider it helpful, we would welcome appropriate conditions relating to materials, landscaping and construction details to ensure that the character and appearance of the Conservation Area are preserved and enhanced.

Yours faithfully,

[redacted]

Owners and Custodians of Monkton Farmhouse

[redacted]
Chairman
Monkton Village Association
High House
Monkton Village
Jarrow

20th June 2026

Dear Sir/Madam, South Tyneside Council Planning Department

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC – Monkton Farmhouse, Monkton Village

I write in my capacity as Chairman of the Monkton Village Association regarding planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

The application has been discussed by members of the Association over an extended period and at a number of meetings. Following those discussions, I contacted all Management committee members individually to confirm their views and can confirm that support for the proposal and the submitted plans was unanimous. Accordingly, this representation reflects not only my own views as Chairman, but the collective and unanimously held view of the Association management committee following extensive consideration of the application and its implications for Monkton Village.

As both a resident of Monkton Village and Chairman of the Association, I am personally familiar with the parking pressures that exist on Monkton Lane and the practical difficulties associated with Monkton Farmhouse not having off-street parking. Concerns relating to parking associated with the property have regularly been raised and discussed within the village over many years.

The Association does not regard this proposal as creating a new issue or introducing an inappropriate form of development. Rather, we view it as providing a practical and proportionate solution to a longstanding problem that has affected successive occupiers of Monkton Farmhouse and which has regularly generated concerns within the village.

Monkton Farmhouse is one of the most significant historic buildings within Monkton Village and forms an important part of the character, identity and heritage of the village. The Association recognises that the long-term preservation of important heritage assets depends upon their continued occupation and optimum viable use. Historic buildings must be capable of adapting sensitively to modern living requirements if they are to remain practical, accessible and capable of serving successive generations. Such adaptation is essential if these buildings are to continue to be properly maintained and conserved for the future.

The Association is aware that access to the rear and wider grounds of the property is currently difficult. In our view, this creates practical challenges not only for day-to-day occupation but also for the maintenance, repair and long-term stewardship of the property. Access for contractors, deliveries, maintenance works and general upkeep is more

complicated than would normally be expected for a property of this nature. We consider it entirely reasonable to recognise that future custodians of Monkton Farmhouse are likely to require vehicular access of some form and that providing such access assists in securing the sustainable long-term conservation of this nationally important Grade II* listed building.

The Association considers that practical access arrangements are themselves an important component in ensuring the continued maintenance, stewardship and conservation of important heritage assets. The easier it is to maintain and occupy such buildings, the more likely they are to continue to receive the investment and care necessary for their long-term preservation. In this regard, the Association considers that securing the optimum viable use of Monkton Farmhouse and ensuring its continued successful occupation represents a public benefit extending beyond the interests of the present owners and one that will benefit future generations.

The Association is also aware that parking issues associated with Monkton Farmhouse have existed across multiple periods of ownership and are not unique to the current applicants. Previous occupiers experienced repeated vehicle damage, including the loss of at least one vehicle following a collision. The current applicants have similarly experienced multiple incidents involving damage to vehicles parked on Monkton Lane, including one vehicle being written off and two further vehicles sustaining damage. One particularly serious incident involved a drink driver travelling through the village who collided with multiple parked vehicles in a single evening, damaging three vehicles in total. These incidents demonstrate the practical difficulties and risks associated with the absence of off-street parking.

Concerns relating to parking associated with Monkton Farmhouse have also been raised by residents over a number of years. Due to the lack of off-street parking, occupiers have often had little option but to park on Monkton Lane close to the village cenotaph or within visitor parking areas elsewhere in the village, including Barnes Close. This has regularly generated complaints and concerns from residents despite efforts to park considerately and avoid causing inconvenience to others.

The Association considers it self-evident that providing off-street parking within the grounds of the property would remove a source of longstanding tension and frustration within the village and provide wider benefits extending beyond the interests of the applicants themselves. The removal of resident vehicles from the roadside would assist in improving traffic flow along this constrained section of Monkton Lane, reducing roadside obstruction and avoiding unnecessary vehicle movements associated with searching for parking spaces elsewhere within the village. This would provide associated environmental benefits through reduced congestion and emissions and would also preserve limited visitor parking spaces elsewhere in the village for their intended use.

The current arrangements can adversely affect visibility and road safety. Vehicles parked in the vicinity of the cenotaph can restrict visibility for drivers exiting Barnes Close and joining Monkton Lane. Parked vehicles can partially obscure views of the cenotaph itself and, on occasions, have contributed to damage to surrounding grassed areas. The proposal would remove resident vehicles from this prominent location, improving visibility, reducing roadside obstruction and enhancing the setting, visibility and appreciation of an important community memorial, particularly during remembrance events and other occasions of public significance.

The Association further supports the proposal because it would facilitate electric vehicle charging, improve accessibility for future occupiers, visitors and contractors and assist the property in adapting to modern living requirements in a sustainable manner.

Importantly, the Association does not consider the principle of vehicular access to be unusual within Monkton Village. There are numerous examples of properties along Monkton Lane and elsewhere within the Conservation Area where vehicular access has been created through boundary walls and frontages over time. The Association therefore considers the proposal to represent part of the natural and incremental evolution that has occurred within the Conservation Area over many decades rather than an isolated or unprecedented intervention. The ability of historic settlements to evolve sensitively over time forms part of their significance and the proposal is consistent with the way in which historic properties have adapted to changing needs whilst preserving the overall character and appearance of the village.

The Association understands that the proposal has been developed over a considerable period with the assistance of specialist planning, architectural and heritage consultants and has evolved significantly in response to feedback and consultation. In our view, the current proposal represents a carefully considered and sympathetic design response.

Having considered both the potential impacts and benefits of the proposal on numerous occasions, the Association has consistently concluded that the application would represent a positive outcome for both Monkton Farmhouse and the wider village. Our support is based upon the planning merits of the proposal, the wider public benefits arising from the reduction of parking pressures and improvement to road safety and amenity, and the contribution the proposal would make towards securing the optimum viable use and sustainable long-term conservation of one of Monkton Village's most important historic buildings.

The Association considers that the public benefits arising from the proposal extend beyond the immediate interests of the applicants. In our view, the proposal would support the optimum viable use and sustainable long-term conservation of a nationally important Grade II* listed building, improve highway safety and traffic flow, reduce parking pressures and conflict within the village, enhance the setting of the village cenotaph, improve accessibility and facilitate the practical maintenance and stewardship of the property for future generations. Collectively, these benefits would contribute positively to the character, function and long-term sustainability of Monkton Village as a whole.

In the Association's view, the proposal delivers public benefits including:

- Reducing parking pressures within the village.
- Removing vehicles from a constrained section of Monkton Lane.
- Improving traffic flow and reducing roadside obstruction.
- Improving visibility and highway safety for drivers exiting Barnes Close.
- Enhancing the setting, visibility and appreciation of the village cenotaph.
- Reducing conflict and complaints associated with existing parking arrangements.
- Preserving visitor parking spaces elsewhere within the village for their intended use.
- Protecting village amenity and reducing damage to grassed areas.
- Supporting electric vehicle charging and sustainable transport.
- Reducing unnecessary vehicle movements and associated emissions.
- Improving accessibility for future occupiers and those involved in maintaining the property.

• Supporting the optimum viable use and continued occupation of an important Grade II* listed building.
• Assisting the long-term maintenance, stewardship and conservation of Monkton Farmhouse.
• Helping secure the future of one of Monkton Village's most important heritage assets for the benefit of future generations.
• Supporting the continued contribution of Monkton Farmhouse to the character, identity and significance of Monkton Village and its Conservation Area.

For these reasons, the Monkton Village Association unanimously supports the application and respectfully requests that these wider community, heritage, highway, environmental and public benefits are afforded significant weight in the determination of the proposal.

Yours faithfully,



[redacted]

[redacted]
Capella
Monkton Village
Jarrow

NE32 5NN

12th June 2026

To: South Tyneside Council Planning Department

Dear Sir/Madam,

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

I write in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As the owner and resident of Capella, the converted church located directly opposite Monkton Farmhouse, I believe I am particularly well placed to comment on the proposal and its likely impact upon the surrounding area.

My property sits directly opposite the section of boundary wall affected by the application and I therefore see this part of Monkton Farmhouse and its frontage on a daily basis. Having reviewed the submitted plans and supporting information, I fully support the proposal and do not consider that it would harm either the character of Monkton Village or the setting of the listed building.

Importantly, I have no concerns regarding the proposed alteration to the wall. As someone who looks directly towards this section of the property every day, I consider the proposed design to be thoughtful, sympathetic and entirely in keeping with the historic character of the village. In my opinion, the proposal has been carefully designed and would sit comfortably within its surroundings.

I am also aware of the practical difficulties associated with Monkton Farmhouse lacking independent vehicular access and off-street parking. Over a number of years I have witnessed the challenges faced by both the current applicants and previous occupiers of the property.

I am aware that the current applicants have experienced multiple incidents involving damage to vehicles parked on Monkton Lane, including one vehicle being written off and other vehicles sustaining damage. I am also aware that previous occupiers experienced similar issues. In my view, these incidents demonstrate that the difficulties

associated with parking on Monkton Lane are not unique to the current owners but represent a longstanding issue connected to the property's lack of off-street parking.

As a resident of Monkton Village, I am familiar with the traffic conditions along Monkton Lane and the pressures created by roadside parking. I believe that removing resident vehicles from the roadside would provide a number of practical benefits for the wider village.

In particular, I consider that the proposal would improve visibility for drivers, improve traffic flow through this section of the village and reduce roadside obstruction. It would also improve visibility around the village cenotaph and reduce the presence of parked vehicles in what is one of the most prominent and historically important locations within Monkton Village.

From my own perspective, I believe the proposal would also make it easier and safer to access and exit my own driveway. The removal of vehicles from Monkton Lane would improve visibility and reduce some of the difficulties currently associated with navigating this section of road.

I also recognise the wider benefits associated with allowing important historic properties to adapt sensitively to modern living requirements. Like many historic buildings, Monkton Farmhouse was constructed in a very different era and it is reasonable to acknowledge that modern patterns of car ownership and access requirements differ significantly from those that existed when the property was originally built.

In my view, carefully considered adaptations of this nature are often necessary if heritage properties are to remain practical, attractive and sustainable family homes into the future.

Having reviewed the plans, considered the justification provided and observed the practical realities of the current arrangements, I believe the reasons put forward in support of the application are entirely reasonable and justified.

The proposal appears to me to strike an appropriate balance between preserving the historic character of Monkton Village and enabling Monkton Farmhouse to function effectively as a modern family home.

I therefore fully support the application and respectfully request that the Council gives significant weight to the practical, heritage and community benefits that the proposal would deliver.

Yours faithfully,

[redacted]

Witness Statement in Support of Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC

[redacted]
49 Elberfeld Court
Jarrow
Tyne and Wear
NE32 5BZ

To Whom It May Concern

We are writing in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC as Scott High's grandparents.

We have lived in Jarrow for the vast majority of our lives and currently live at 49 Elberfeld Court, Jarrow, Tyne and Wear, NE32 5BZ. Throughout our lives we have watched Monkton Village change and evolve whilst always remaining proud of its unique history and character.

We are both now elderly and experience significant health and mobility difficulties.

Maureen is currently undergoing treatment for cancer, including chemotherapy, and also suffers from ongoing back problems which affect her mobility and ability to walk comfortably.

Ronnie also experiences breathing difficulties, which limit how far he can comfortably walk and make physical exertion increasingly difficult.

We are both Blue Badge holders.

When Scott and Christopher first moved to Monkton Farmhouse, we visited them regularly and enjoyed spending time with them in their home. As we have become older and our health has declined, the practical difficulties associated with the current parking and access arrangements have increasingly affected our visits.

As a result, we now visit less often and generally stay for shorter periods than we would like. We are incredibly proud of everything Scott and Christopher have achieved, particularly the care and commitment they have shown towards restoring and maintaining such an important historic home. We would love to spend much more time with them at Monkton Farmhouse, but the current parking and access arrangements increasingly determine how often we feel able to visit and how long we can comfortably stay.

Being able to park safely within the grounds of the property would make a significant difference to our ability to continue visiting regularly. It would reduce the distance we

need to walk, remove the need to cross a busy road carrying belongings and make getting in and out of the vehicle much safer and more comfortable.

Scott has also been a tremendous source of support to us, particularly during Maureen's cancer treatment. He regularly helps with transport to and from hospital and medical appointments and assists with our care when needed. We are extremely grateful for the support he provides, and anything that makes access to and from his home safer and more straightforward would also make it easier for him to continue supporting us when we need him.

As Scott's grandparents, we are naturally concerned for both his and Christopher's safety. We know they regularly have to park on Monkton Lane, often returning home in darkness after work, and we worry about the risks associated with parking on such a busy road.

Sadly, these concerns are not simply theoretical. Over the years we have seen a noticeable increase in traffic passing through Monkton Village, and we regularly observe vehicles travelling much faster than we believe they should.

We are aware that Scott and Christopher have experienced repeated damage to their vehicles whilst parked on Monkton Lane. One of Scott's cars was written off after being struck by a drunk driver, another vehicle has since been damaged by an elderly driver who misjudged the available space, and Christopher's car has also been clipped whilst parked, with the driver leaving the scene without leaving any details. Seeing this happen repeatedly has naturally increased our concerns for their safety.

We also remember the serious incident outside The Grange on Monkton Lane where a drunk driver overturned a vehicle only a short distance from Monkton Farmhouse. Incidents such as this reinforce our concerns about the volume and speed of traffic using the road today compared with many years ago.

Having lived locally for so long, we have also seen how Monkton Village has evolved over time. We have witnessed new development, changes to roads and access arrangements and the introduction of additional vehicular accesses whilst the village has continued to retain its distinctive historic character. Whilst we fully appreciate the importance of protecting the village and its heritage, we do not believe this carefully designed proposal would harm that character. In our opinion, it represents a sensible and sympathetic way of allowing an important historic home to continue functioning as a practical family residence.

Scott and Christopher have invested enormous time, care and commitment into looking after Monkton Farmhouse. We know how seriously they take their responsibilities as custodians of such an important building, and we sincerely hope they are able to remain there and continue caring for it for many years to come.

Everything contained within this statement reflects our own personal experiences and observations.

We confirm that this statement is true and accurately reflects our own personal knowledge and experiences.

Yours faithfully,



[redacted]
Whites Cottages
Monkton Village
Jarrow

23rd June 2026

To: South Tyneside Council Planning Department

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

I am writing in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

I have lived in Monkton Village for more than seventy years and throughout that time have witnessed many changes within the village, including different occupiers of Monkton Farmhouse, new housing developments and changes to the surrounding roads, boundaries and properties.

As a long-standing resident, I believe I am in a unique position to comment on both the proposal and the history of this part of the village.

One thing I have observed consistently over many years is that occupiers of Monkton Farmhouse have experienced parking and access difficulties. These issues are not unique to the current owners and have existed across multiple periods of ownership.

The lack of off-street parking has been a longstanding challenge associated with the property and, in my opinion, the current application represents a sensible attempt to address a problem that has existed for many years.

I am also familiar with the section of wall affected by the proposal and have a clear view of it from my property. Having lived in the village for so long, I am aware that this section of wall has not remained unchanged throughout its history.

I witnessed significant changes associated with later developments within the village, including the creation of the High Back Close development and other nearby housing schemes. As part of those changes, sections of the boundary wall were altered and rebuilt. My understanding is that the wall seen today is not entirely original in its current form and differs from the historic wall that existed many years ago. It has been rebuilt in places and altered in height over time.

For that reason, I do not view the proposal as affecting an entirely untouched historic feature. Having reviewed the plans, I consider the proposed design to be respectful of the character of Monkton Village and sympathetic to its surroundings.

Importantly, I do not consider the proposal to be out of keeping with the village or its history. During my many years living in Monkton, I have seen the village evolve and adapt to changing circumstances. New housing developments have been approved, roads and access arrangements have changed, and properties have adapted to modern requirements whilst retaining the overall character of the village.

I have also seen many properties on this side of Monkton Lane create vehicular access points through historic stone walls and boundary frontages over the years. The principle of providing vehicle access to properties within the village is therefore well established and not unusual.

In my opinion, the proposal follows a pattern of change that has already occurred elsewhere within Monkton Village and does so in a careful and considered manner.

I believe it is important that significant historic properties such as Monkton Farmhouse remain capable of being occupied, maintained and cared for by future generations. Whilst heritage assets should always be respected, they must also be capable of adapting sensitively to modern living requirements if they are to remain practical family homes.

I also recognise the practical benefits that would arise from removing vehicles from Monkton Lane and providing off-street parking within the grounds of the property. This would help reduce roadside parking, improve visibility and address a longstanding issue that has affected occupiers of the farmhouse for many years.

Having considered the proposal, reviewed the plans and reflected upon my many years of experience living within Monkton Village, I believe the applicants have provided reasonable and justified grounds in support of the application and I fully support it.

I therefore respectfully request that the Council gives positive consideration to the proposal and takes account of the practical, heritage and community benefits it would provide.

Yours faithfully,

[redacted]

[redacted]

Woodcroft
North Drive
Picktree
Washington
NE38 9HH

12th June 2026

To: South Tyneside Council Planning Department

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

Dear Sir/Madam,

We write in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As former owners and occupiers of Monkton Farmhouse, we believe we are in a unique position to comment on the practical challenges associated with the property and the benefits that would arise from the proposed access.

We lived at Monkton Farmhouse for many years and experienced first-hand the difficulties created by the lack of independent vehicular access and off-street parking.

During our ownership, parking was a constant challenge. Like the current owners, we were required to park on Monkton Lane and elsewhere within the village due to the absence of parking facilities within the property grounds.

Unfortunately, we also experienced vehicle damage whilst parked on Monkton Lane, including the loss of a vehicle following a collision. We are therefore well aware of the risks and practical difficulties associated with the existing arrangements.

The issues experienced by the current applicants are very familiar to us because they are the same difficulties we encountered ourselves whilst living at the property.

In our opinion, these problems are not specific to any individual owner. They arise directly from the property's lack of independent vehicular access and have affected successive occupiers over many years.

Our understanding is that the difficulties associated with access and parking at Monkton Farmhouse pre-date even our own ownership of the property.

We are aware that previous occupiers experienced similar challenges and that concerns regarding access arrangements have existed for many decades.

We also understand that a proposal seeking to address access issues at the property was pursued as far back as 1991. Whilst planning policy, circumstances and design approaches have inevitably evolved over time, the existence of earlier proposals demonstrates that the issue is longstanding and not unique to the current applicants or any particular period of ownership.

In our view, this reinforces the fact that the lack of vehicular access is an inherent characteristic of the property that has affected successive occupiers over many years.

We also experienced the practical difficulties associated with maintaining a large historic property without independent vehicular access. Access for deliveries, contractors, maintenance works, gardening equipment, building materials and general upkeep was frequently more difficult than it needed to be.

These challenges become increasingly significant when considering the long-term stewardship of a Grade II* listed building. In our view, improved access would assist not only with day-to-day living but also with the ongoing maintenance and preservation of the property.

Following our departure from Monkton Farmhouse, the property remained vacant for a considerable period of time. To the best of our recollection, the house stood empty for approximately five years before eventually being purchased by the current owners.

During that period, the building inevitably suffered from a lack of regular occupation and day-to-day maintenance. As former custodians of the property, we were concerned to see such an important historic building standing empty for so long.

In our view, this demonstrated the importance of ensuring that properties such as Monkton Farmhouse remain practical, attractive and sustainable homes for future generations.

We firmly believe that the absence of independent vehicular access and off-street parking was one of the factors that made the property more difficult to market and sell. Whilst Monkton Farmhouse is a remarkable and historically significant building, modern purchasers understandably expect a degree of practicality and accessibility that the property currently struggles to provide.

As former owners, we believe the lack of vehicular access and off-street parking contributed to the length of time the property remained vacant and ultimately affected its attractiveness to prospective purchasers.

It is also important to recognise that Monkton Farmhouse is no longer a working farmhouse. Like many historic properties throughout the country, it has evolved over time and now functions as a family home within a modern residential setting.

The village itself has changed significantly over the years, with surrounding development, increased traffic levels and changing patterns of occupation. In our opinion, it is entirely reasonable that Monkton Farmhouse should be allowed to make carefully designed and sympathetic adaptations that reflect modern living requirements whilst continuing to respect its historic significance.

Historic buildings survive because they continue to be occupied, maintained and cared for. We believe it is important that future owners are able to enjoy the property whilst also meeting the responsibilities associated with maintaining a building of such significance.

Having reviewed the current proposals, we consider them to be measured, sympathetic and proportionate.

It is clear to us that the current owners have invested considerable time, effort and professional expertise in developing a solution that is both sensitive and appropriate. The scheme has evolved over a lengthy period and has clearly been informed by professional architectural, planning and heritage advice.

Having reviewed the current application, we believe it differs significantly from historic proposals in that it has clearly been developed through extensive consultation and with the assistance of professional planning, architectural and heritage specialists. Considerable effort has been made to produce a design that respects the significance of the listed building and the character of Monkton Village whilst addressing a longstanding practical problem.

In our view, the proposal demonstrates a genuine commitment to preserving the character of Monkton Village whilst addressing longstanding practical issues associated with the property.

We do not believe the application would harm the character of Monkton Village or undermine the significance of Monkton Farmhouse. Instead, we believe it would help secure the long-term future of the property by addressing a longstanding issue that has affected multiple occupiers over many years.

We also recognise wider benefits arising from the proposal, including reducing roadside parking, improving accessibility, facilitating electric vehicle charging, improving safety, improving the practical maintenance of the property and helping remove vehicles from Monkton Lane.

As former owners who experienced these difficulties first-hand, we strongly support the application and respectfully request that the Council gives significant weight to the benefits it would provide.

Yours faithfully,



Woodcroft
North Drive
Picktree
Washington
NE38 9HH

[redacted]
Barnes Close
Monkton Village
Jarrow

19th June 2026

To: South Tyneside Council Planning Department

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

I am writing in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As a resident of Barnes Close, I regularly use the junction between Barnes Close and Monkton Lane and am therefore familiar with the traffic conditions and visibility issues that can arise in this part of the village.

In my experience, pulling out of Barnes Close on to Monkton Lane can at times be difficult and, on occasions, feels unsafe due to traffic levels, vehicle speeds and parked vehicles affecting visibility.

For this reason, I believe the proposal would provide a practical benefit to the wider community. By enabling vehicles associated with Monkton Farmhouse to be parked within the property grounds rather than on Monkton Lane, the proposal would help reduce roadside obstruction and improve visibility in the vicinity of the Barnes Close junction.

In my view, this would make it easier and safer for residents exiting Barnes Close and joining Monkton Lane.

I have also reviewed the plans and design proposals submitted as part of the application. Having done so, I am supportive of the scheme and do not consider it harmful to the character of Monkton Village or the surrounding area.

The proposed access appears to have been carefully considered and designed in a manner that respects the historic character of the village whilst providing a practical solution to a longstanding issue.

I understand that the proposal would also remove vehicles from a prominent section of Monkton Lane, improve traffic flow through the village and facilitate off-street parking and electric vehicle charging.

Having considered the application, I believe the benefits of the proposal outweigh any concerns and I fully support it.

I respectfully request that the Council takes my comments into account when determining the application.

Yours faithfully,

[redacted]

[redacted]
The Grange
Monkton Lane
Monkton Village
Jarrow
NE32 5NN

21st June 2026

Dear Sir/Madam,

Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

We write in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As residents of Monkton Village and neighbours of Monkton Farmhouse, we have followed the application with interest and have had the opportunity to observe both the property and the practical difficulties associated with its current lack of independent vehicular access and off-street parking.

Having known the applicants and observed the situation over a number of years, we are aware of the ongoing parking and access challenges that arise from the property's current arrangements. We have personally witnessed occasions where vehicles associated with Monkton Farmhouse have been damaged whilst parked on Monkton Lane and are aware of the wider issues associated with roadside parking along this section of the village.

In our view, the absence of independent vehicular access creates practical difficulties that extend beyond simple convenience. The lack of off-street parking has contributed to parking pressures within the village, difficulties for visitors and contractors, ongoing concerns regarding vehicle safety and accessibility, and unnecessary obstruction of traffic along Monkton Lane.

We are also aware that the applicants have experienced multiple incidents involving vehicle damage whilst parked on Monkton Lane, including the loss of a vehicle following a collision. Unfortunately, incidents of this nature are not entirely unfamiliar within the village and demonstrate some of the challenges associated with roadside parking on a constrained section of highway.

Importantly, we consider it reasonable to recognise that historic properties must be capable of adapting sensitively to modern living requirements if they are to remain practical, sustainable and attractive family homes.

As owners of a historic property ourselves, we understand the balance that must often be struck between preserving heritage significance and accommodating modern needs. We have recently undertaken our own planning process relating to improvements to access and parking arrangements at The Grange, which received planning permission. Through that experience, we have come to

appreciate both the importance of protecting the character of Monkton Village and the practical realities faced by those responsible for maintaining and occupying historic buildings. In our view, sympathetic and carefully considered changes are sometimes necessary to ensure such properties remain viable and sustainable family homes.

For this reason, we recognise that the needs of modern households are very different from those that existed when many of Monkton Village's historic properties were originally built. Car ownership is now a normal part of everyday life and access requirements have inevitably evolved.

We therefore believe it is appropriate that carefully designed and sympathetic solutions are considered where they allow important heritage assets to continue functioning successfully as family homes whilst preserving their wider character and significance.

We understand that the proposal has been developed over a considerable period with the involvement of specialist planning, architectural and heritage consultants and has evolved in response to feedback and consultation. From our perspective, the proposal appears to be measured, proportionate and respectful of the historic environment.

We also recognise a number of wider benefits arising from the proposal, including:

- Removal of vehicles from roadside parking on Monkton Lane.
- Reduced parking pressure within the village.
- Reduced congestion and vehicle idling caused by roadside parking, helping to minimise unnecessary exhaust emissions and improve local air quality.
- Improved accessibility and ease of access for residents, visitors, deliveries and contractors.
- Enhanced highway and personal safety through the provision of direct off-street parking.
- Improved safety during hours of darkness, particularly given that one of the applicants, Chris, is employed as a nurse and regularly works early, late and overnight shifts, often requiring access to his vehicle when visibility is limited.
- Facilitation of electric vehicle charging and encouragement of more sustainable transport choices.
- Support for the continued occupation, maintenance and long-term stewardship of an important Grade II* listed building.
- Provision of a practical and proportionate solution to longstanding access difficulties associated with the property.
- Additional landscaping and planting enhancements, contributing positively to the character and setting of the Conservation Area.
- A carefully considered and sympathetic adaptation that balances modern living requirements with the preservation of Monkton Village's historic character.

- A sustainable long-term solution, enabling the property to continue to function successfully while respecting its heritage significance.

We understand that the applicants also intend to introduce additional planting and landscaping improvements as part of the wider scheme. In our view, this demonstrates a positive and thoughtful approach to both the property and its setting.

Most importantly, we do not consider the proposal to be an overdevelopment of the site or an inappropriate intervention within the Conservation Area. Rather, we view it as a sensible and sympathetic adaptation that reflects the realities of modern living whilst continuing to respect the historic character of Monkton Village. Having ourselves successfully navigated a similar planning process, we recognise the importance of achieving an appropriate balance between conservation objectives and the practical requirements of modern occupation, and we believe this proposal achieves that balance.

For these reasons, we fully support the application and respectfully request that the Council gives significant weight to the practical, environmental, safety and heritage benefits that the proposal would deliver.



[redacted]
23 Monkton Lane
Monkton Village
Jarrow

21st June 2026

Dear Sir/Madam,

Re: Planning Applications ST/0734/24/HFUL and ST/0735/24/LBC
Monkton Farmhouse, Monkton Village

I am writing in support of planning applications ST/0734/24/HFUL and ST/0735/24/LBC relating to Monkton Farmhouse.

As an immediate neighbour of Monkton Farmhouse, residing at 23 Monkton Lane, my property sits directly adjacent to the side garden area where the proposed access would be created. My front gate is located close to the proposed driveway entrance and I therefore believe I am particularly well placed to comment on the proposal and its likely impact.

Having reviewed the plans and discussed the proposal with the applicants, I fully support the application and have no concerns regarding the proposed works.

Over a number of years, I have witnessed the practical difficulties associated with Monkton Farmhouse lacking off-street parking and independent vehicular access. I am aware that the current applicants have experienced multiple incidents involving damage to vehicles parked on Monkton Lane, including one vehicle being written off. I am also aware that previous occupiers experienced similar problems and vehicle damage.

In my view, these issues demonstrate that the current parking arrangements are not ideal and that a practical solution is needed. I believe that providing off-street parking within the property grounds would remove vehicles from the roadside and contribute positively to safety conditions along Monkton Lane.

As a resident living immediately beside the proposal, I also consider the works would improve the appearance of this part of the property.

I have seen the proposed plans and believe they have been designed in a thoughtful and sympathetic manner that respects the character of Monkton Village and the historic setting of Monkton Farmhouse.

Importantly, the proposal is not limited to the creation of a driveway. I understand that the applicants also intend to improve the appearance of the side garden through landscaping, planting and wider environmental improvements, all of which I welcome.

From my property, I have a direct view of this part of the site and therefore have a clear understanding of its current condition. In my opinion, the proposed landscaping and garden improvements would represent a significant enhancement to the appearance of the area and would create a more attractive outlook from my property.

I also understand that, as part of the wider proposals, an existing shed would be removed and older fencing replaced. I welcome these improvements. The shed has for some time been an unattractive feature and has historically contributed to issues such as vermin and rats being attracted to the area. Its removal, together with the wider landscaping proposals, would in my view represent a positive improvement to both properties and the surrounding environment.

The replacement of the existing fencing and general upgrading of this part of the site would also improve the appearance of the boundary between our properties and create a more pleasant setting for neighbouring residents.

I am also aware that the section of wall affected by the application has not remained entirely unchanged throughout its history. My understanding is that parts of the boundary were previously altered and rebuilt when access arrangements were created in connection with the High Back Close development. As a neighbouring resident who sees this section of wall every day, I do not regard the proposal as affecting an entirely untouched historic feature and I consider the proposed design to be respectful of its surroundings.

In my opinion, the current arrangement, including the existing shed, ageing fencing and underutilised side garden area, is less attractive than the landscaping, planting and wider improvements proposed as part of the application. I therefore believe the proposal would improve the visual appearance of this part of the village rather than detract from it.

As someone living immediately adjacent to the proposed works, I believe I would be amongst the residents most affected if the proposal were harmful. Having carefully reviewed the plans and considered the likely effects, I do not consider this to be the case. On the contrary, I believe the proposal would represent an overall improvement to both the property and the wider village environment.

I also recognise the importance of ensuring that significant historic properties remain practical to occupy and maintain. In my view, allowing carefully designed and sympathetic adaptations of this nature helps secure the long-term future of important heritage assets whilst ensuring they continue to function as family homes.

The proposal would not only benefit the applicants but would also remove vehicles from the roadside, improve conditions on Monkton Lane, reduce parking pressures, improve safety and enhance the appearance of this part of the village.

For these reasons, I fully support the application and respectfully request that the Council gives significant weight to the benefits it would provide.

Yours faithfully

[redacted]