



Reference No. 14NP0049

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING ( DEVELOPMENT MANAGEMENT PROCEDURE )  
( ENGLAND ) ORDER 2010**

**Agent :**

Mr D Whitfield  
Richmond  
Hepple  
Morpeth  
Northumberland  
NE65 7LQ

**Applicant :**

Sir Walter Riddell

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

**Construction of new private water supply infrastructure at Midgy Ha, Sharperton, Morpeth, Northumberland, NE65 7AS.**

as described in application reference **14NP0049** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To ensure that the development is commenced within a reasonable period of time from the date of this permission and to comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
- “Application Form” received on the 12th May 2014
  - “Layout of Proposed Water Supply Infrastructure Pipework” Drawing No: NO1 received 12th May 2014.
  - “Specification of Potable Water Tank” Received 29th May 2014.

**Reason:** For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3, 20 and 28 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

3. For the avoidance of doubt, the development shall avoid the area of species rich flush near the bridge at the site.

**Reason:** In the interests of the protection of Ecology in this part of the National Park and in order to accord with Policy 17 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

4. All material that is displaced through the carrying out of this development, shall be replaced once the pipe is installed as soon as is practicable.

**Reason:** To ensure no material is lost from the site and in the interests of the protection of Ecology in this part of the National Park and in order to accord with Policy 17 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.



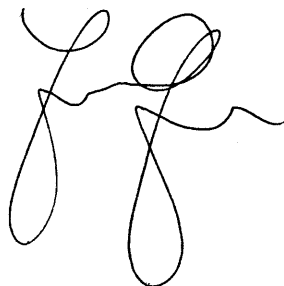
## Informative Notes :

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform Northumberland National Park's planning authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
  - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - (b) In addition if a condition precedent is breached, the development is unauthorised and the only way to rectify the development is the submission of a new application. If any other type of condition is breached then you will be liable to a breach of condition notice.
3. Your attention is drawn to the recommendation that in carrying out the development hereby approved, the developer should follow the risk management framework provided in CLR11, Environment Agency Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
4. In carrying out the development the developer should refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health. Refer to [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

### **Positive and Proactive Planning Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **17 July 2014**

A handwritten signature in black ink, consisting of stylized, overlapping loops and a horizontal line extending to the right.

**National Park Officer**

**Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge planning conditions may result in the development not being authorised and subject to legal challenge.**



## **NOTES**

- (1)** If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he or she may by notice served within twelve weeks of the date of this notice, appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. Notice of Appeal may be submitted electronically via [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to them that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- (2)** If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council within the boundaries of which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3)** In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4)** Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.