

DELEGATED DECISION REPORT

Application Reference Number	14NP0054
Description / Site Address	Approval of Details reserved by condition nos 4 and 5 of Planning permission 14NP0007 in respect of new single storey building located to the north-west of the existing house to accommodate a new biomass heating plans to provide heat and hot water for the existing and new buildings, with associated ancillary accommodation, office space and storage at Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN
Applicant	Lady Lucy Riddell
Agent	Spence and Dower LLP Architects
Expiry date of publicity / consultations	N/A
Last date for decision	01/08/2014

Planning Policy

National Planning Policy Framework

Northumberland National Park Core Strategy and Development Policies Document

Policy 1: Delivering Sustainable Development

Policy 3: General Development Principles

Policy 17: Ecology

Policy 20: Landscape Quality and Character

Assessment

This application seeks the discharge of conditions 4 and 5 of application reference 14NP0054 in relation to the Construction of a detached single-storey building to accommodate a biomass heating plant to provide heat and hot water for the existing and new buildings, with associated ancillary accommodation, office space and storage.

Condition 4 states:

Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the external lighting treatment to be installed on the building hereby approved.

Reason: In the interests of landscape amenity of the site and to ensure accordance with Policy 20 of the Northumberland National Park Core Strategy and Development Policies Document.

A plan has been submitted with the application showing 5 external lights to the elevations of the new building. Accompanying the application is a statement giving the specification of the lighting to be installed. The proposed external light has been assessed by the NNPA's Landscape and Forestry officer and it is considered that the proposed lighting would not have a detrimental effect on the Dark Skies initiative and the proposal would accord with Policies 1,3 and 20 of the Local Development Framework.

Condition 5 states:

Prior to the commencement of development, protective fencing shall be erected around the trees to be retained on the site and shall remain in place until the completion of construction.

Reason: In the interests of the appearance of the area and to protect the trees to be retained on site as in accordance with Policy 17 of the Northumberland National Park Core Strategy and Development Policies Document.

A plan has been submitted with this application depicting areas to be protected and trees to be retained with the development. Also included in the application are details on the proposed protective fencing. This information has been assessed by the NNPA's Landscape and Forestry Officer and it is considered that the proposed measures are appropriate and accord with Policy 17 of the Local Development Framework. It is therefore proposed that condition 5 is discharged.

Relevant Planning History

14NP0007: New single storey building located to the North-West of the existing house to accommodate a new biomass heating plant to provide heat and hot water for the existing and new buildings, with associated ancillary accommodation, office space and storage
Approved 24th March 2014

Consultations/Representation

NNPA Landscape and Forestry Officer: No objections

RECOMMENDATION

To approve the details submitted under condition numbers 4 and 5 of planning permission 14NP0054 and discharge those conditions in accordance with the approved details. The proposed details submitted are considered to be compliant with the National Planning Policy Framework and Policies 1,3,17 and 20 of the Northumberland National Park Core Strategy and Local Development Policies Document.

	Signature	Date
Planning Officer		

I hereby certify that the proposal concerning the details of Conditions 4 and 5 of the application may be determined by the Chief Executive or the Head of Planning or relevant Director under the current Delegation Scheme, and is hereby **Fully discharged**,

	Signature	Date
Interim Manager: Development Management		
Chief Executive		