

DELEGATED DECISION REPORT

Application Reference Number	14NP0070CO
Description / Site Address	Neighbouring Authority Consultation in Respect of Construction of an Agricultural Livestock Building on Land North West of Prendidwick Farm, Whittingham, Northumberland.
Applicant	Mr J Wood
Agent	Ms Nicole Lewin
Expiry date of publicity / consultations	n/a
Last date for decision	n/a

Planning Policy

The Northumberland National Park Local Development Framework Development policies are not relevant outside the National Park area.

Other relevant Guidance

Northumberland National Park Local Development Framework landscape Supplementary Planning Document which states that one of its key objectives is to ensure that new development within and on the fringe of the National park will conserve or enhance the natural qualities of the National Park.

Relevant Planning History

14NP0053CO: Neighbouring Authority Consultation in Respect of Construction of an Agricultural Livestock Building on Land North West of Prendidwick Farm, Whittingham, Northumberland. No objection raised: 3/07/2014

Consultations/Representation

N/A

Assessment

The Authority staff have reviewed the notification submitted by the County Council for the above development and specific details have been checked and assessed.

As the proposed development lies outside the National Park boundary there will be no direct landscape impacts on the National Park, however the following are used for the assessment of the consultation:

- Visitor Perception of the National Park's character areas having sight of the development
- Visitor understanding and enjoyment of the National Park when driving on a road or using a footpath or visiting a scheduled ancient monument and at the same time, having sight of the development.

The development site is located within an existing group of buildings, screened by existing vegetation and the massing of the existing built form of the steading.

The proposed building, though of substantial construction, is to be built in close correlation with the existing farmsteading and would not appear intrusive within the landscape. Gables/ sightlines and elevations of the building do not intrude on the horizon or appear as significant visual entity in the wider landscape.

The proposed building represents a resubmission of a previous proposal, which raised no objections from the National Park Authority in July 2014. No physical changes to the scheme are evident in the resubmission of the application.

The proposal would not have detrimental effect on the landscape character of the National park when viewed either into or out of the National Park boundary or receptor sites within the park area. .

RECOMMENDATION

That the following representations are made:

The NPPF states that "great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty". Its presumption in favour of Sustainable Development indicates that permission should not be granted for development which would have adverse impacts that would significantly and demonstrably outweigh its benefits.

Northumberland National Park Authority raises **No Objection** to this application

	Signature	Date
Planning Officer		

I hereby certify that the proposal may be determined by the Chief Executive or the Head of Policy and Planning under the current Delegation Scheme, and hereby **objections** are raised.

	Signature	Date
Interim Manager: Development Management		
Chief Executive		