



Reference No. 14NP0080

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Cundall LLP
Horsley House
Regent Centre
Newcastle
Tyne and Wear (Met County)
NE33LU

Applicant :

Northumberland National Park Authority
National Park Authority
Eastburn
South Park
Hexham
South Park
NE461BS

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

Alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ.

as described in application reference **14NP0080** 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, documents and correspondence:
- Existing Site Plan 140040-11 received on 5th September 2014
 - Proposed Site Plan 140040-12 received on 5th September 2014
 - Existing Floor Plans and Elevations 140040-13 received on 5th September 2014, as amended by email received on 25th September 2014
 - Proposed Floor Plans 140040-14 received on 5th September 2014
 - Proposed Elevations 140040-15 received on 5th September 2014
 - Application Forms received on 5th September 2014
 - Planning, Design and Access Statement 10101045 received on 5th September 2014
 - Extended Phase 1 Survey Report received on 23rd September 2014
 - Bat and Barn Owl Report Summer 2014 received on 23rd September 2014
 - Foul Drainage Assessment (FDA1) Form received on 16th October 2014

Reason: For the avoidance of doubt, to enable the local planning authority to adequately control the development and to conform with Policies 1, 3, 8, 14, 15, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The construction of the development hereby approved shall be constructed using the following materials:
- Roof slates to match the colour, size and texture of those used on the main building;
 - Rainwater goods to match those used on the main building;
 - Timber window frames to match the materials, colour and thickness of those used on the main building; and
 - Timber doors using matching materials, design and colour and proportions of the doors used to the exterior of the main building

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the building and its surrounding area, and for the development to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.



4. Prior to the commencement of construction of the development hereby approved, details and/or samples of external materials to be used in the construction shall be submitted to and approved in writing by the Local Planning Authority, including:
- Samples of the natural stone to be used in the construction of the proposed stone wall;
 - Samples and/or specification of the corrugated cement roof
 - Details of the specification of the proposed rooflights; and
 - Details of the specification of the proposed flue

The development shall be constructed in full accordance with the approved details.

Reason: To ensure that the materials used in the construction of the development are appropriate in the context of the design of the building and its surrounding area, and for the development to accord with Policies 1 and 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.

5. Prior to the fixing of any external lighting within the site, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:
- The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the business, unless removed entirely.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1, 17 and 19 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.

6. The existing bat crevices found within the building shall be retained during and thereafter following the implementation of this permission.

Reason: To ensure the development poses no undue risk of harm to protected species, in accordance with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document, the NPPF and the Conservation of Habitats and Species Regulations 2010.

7. Prior to the commencement of the development, the bat box currently located within the “lobby” area shown on the existing plans shall be relocated. The proposed location shall be agreed in writing with the Local Planning Authority, prior to its relocation.

Reason: To ensure the development poses no undue risk of harm to protected species, in accordance with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document, the NPPF and the Conservation of Habitats and Species Regulations 2010.

8. Any demolition or pointing works to the existing buildings on the site must not be carried out during the bat hibernation period (November – March inclusive and any other periods with temperatures below 5°C).

Reason: To ensure that there is no undue risk of harm to roosting bats, in accordance with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document, the NPPF and the Conservation of Habitats and Species Regulations 2010.

9. The swallow platform and any nests within the internal “lobby” shown on the existing plans to be enclosed should be removed outside the nesting period (March - July) and another suitable location found, to be agreed in writing with the Local Planning Authority.

Reason: In order to ensure that there is no unacceptable harm to nesting birds, in accordance with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.



10. No removal of vegetation associated with this development shall be undertaken within the nesting period (March – July).

Reason: In order to ensure that there is no unacceptable harm to nesting birds, in accordance with Policies 1 and 17 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.

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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - (b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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 application.
2. This Planning Application 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 approved prior to the commencement 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 unauthorized and you may be liable to enforcement action.
 - (b) In addition if a condition precedent is breached, the development is unauthorized 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. This planning permission does not give consent for the display of advertisement within, or outside of the application site. Applications for signage should be sought from the local planning authority as required or from the Highway Authority where consent is required for any traffic or highway signage.
4. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

5. There is one public footpath (Greenhead 37) in the immediate vicinity of the site. This Public Right of Way should be protected throughout. The planned works must have no effect on accessing this route. No action should be undertaken to disturb the surface of the path, obstruct the path or in any way prevent or deter public use of the path without the necessary legal diversion or closure order having been made.



6. *Disposal of Foul Sewage – Environmental Permitting Regulations*

Under the terms of the Environmental Permitting Regulations (England and Wales) 2010, anyone intending to discharge volumes of sewage effluent of 5 cubic metres per day or less to surface waters or 2 cubic metres per day or less to ground may be eligible for an exemption. The Environment Agency are currently working with Defra to review their approach to regulating these small sewage discharges. Whilst this review is underway the Environment Agency will not require registration of small sewage discharges in England under an exemption as previously required, as long as you comply with the conditions set out in their Regulatory Position Statement. This is available at: <http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>.

An Environmental Permit from the Environment Agency is normally required for discharges above this volume or to sensitive locations. It is illegal to discharge sewage effluent in sensitive locations, or discharge over 5 cubic metres per day to surface waters or 2 cubic metres per day to ground, without an Environmental Permit.

Further guidance on Environmental Permitting requirements is available at: <http://www.environment-agency.gov.uk/business/topics/water/32038.aspx>.

With regards to design, the site must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

7. *Parking Areas*

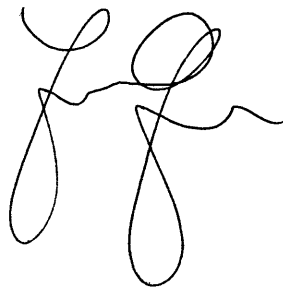
Drainage from parking areas that will discharge to a surface watercourse must be first passed through an oil interceptor. Drainage to soakaway from car parking areas for greater than 50 spaces should be passed through an oil interceptor before discharging to ground.

The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to ground and/or surface waters.

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Core Strategy and Development Policies Document. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **11 November 2014**

A handwritten signature in black ink, consisting of stylized, overlapping loops and a trailing flourish.

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 six months 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 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.