

DMC2014-028

APPLICATION FOR PLANNING PERMISSION

Application No:

14NP0080

Proposed Development:

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.

Applicant Name:

Northumberland National Park Authority

Reason for Committee Decision:

Northumberland National Park Authority is the applicant.

Recommendation:

Approval, subject to conditions

1. Proposal and Site

Development Description

- 1.1 Planning permission is sought for the erection of new canopy areas and changes to the existing open lobby area to create an indoor visitor centre and café area at the existing visitor facilities building at Walltown Quarry.



View of the existing building at Walltown Quarry from the approach into the car park, looking east, with the side (west) and front (north) elevations in view

- 1.2 The existing building is a modest traditional stone and slate building, with a pitched roof and an open area to the north eastern part of the building, which provides an outdoor, but sheltered lobby area. This existing lobby area, approximately 30m² in area, is proposed to be turned into an indoor area, with timber-framed glazed openings and doors inserted in the front (north) elevation of the building. The proposed use of the building is proposed as a café (Use Class A3), to be also used as the main visitor centre and tourist information facility (Use Class D2) for a temporary period, should the Once Brewed Visitor Centre be redeveloped. A definitive date for this is not specified, but would be expected to be until 2018, should the Once Brewed Visitor Centre redevelopment proceed, based on the information submitted as part of application 14NP0038.



Front (north) elevation of the building, showing the covered outdoor space, which is to be modified to form the internal visitor centre/café area

- 1.3 The proposal will also involve new doors inserted into both the east and west side elevations of the building, with two new wooden doors in the rear (south) elevation to provide access to the female WC and shower room. To the rear, a corrugated cement porch, extending 1.7 metres from the existing rear wall will be erected across the length of the existing rear elevation to provide cover for proposed washing facilities to the rear.
- 1.4 The east elevation will be extended with a stone and slate canopy, designed to reflect the materials and roof pitch, set marginally below the existing roof line of the main building. This will provide a covered outdoor seating area.



Side (east) elevation of the building, which is to be extended – the extension to the south elevation would be tucked away to the rear behind the shed to the left of the picture

- 1.5 A new natural stone wall will be constructed around the perimeter of the seating picnic area, utilising rounded dressed coping stones, with a pointed finish.
- 1.6 The extensive car parking provision (70 spaces) would still serve the modified facility.

2. National Policies

National Planning Policy Framework (NPPF)

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material planning consideration and the proposed development must also be assessed against the policies within it. The sections within the NPPF referred to below are considered to be of particular relevance in the consideration of this application.



Principle and Location of Development

- 2.2 Paragraph 7 of the NPPF sets out the importance of achieving sustainable development, emphasising the need for the planning system to perform an economic role, a social role and environment role in doing this.
- 2.3 Paragraph 14 of NPPF states that in decision-taking, local planning authorities should approve development proposals that accord with the development plan without delay.

National Park Special Qualities

- 2.4 Paragraph 115 of the NPPF gives great weight to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight in National Parks.
- 2.5 By encouraging good design, planning decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. This is set out in paragraph 125 of the NPPF.

Cultural Heritage

- 2.6 Chapter 12 of the NPPF is an important planning consideration in the context of this application, as the development is within a World Heritage Site.

The Natural Environment

- 2.7 NPPF paragraph 118 requires that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity.
- 2.8 Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment.



3. Local Policies

3.1 *Northumberland National Park Local Development Framework Core Strategy and Development Policies (Core Strategy)*

- Policy 1 Delivering Sustainable Development
- Policy 3 General Development Principles
- Policy 8 Community Facilities
- Policy 14 A Sustainable Local Economy
- Policy 15 Sustainable Tourism & Recreation Development
- Policy 17 Biodiversity and Geodiversity
- Policy 18 Cultural Heritage
- Policy 19 Tranquility
- Policy 20 Landscape Quality and Character

3.2 ***Supplementary Planning Guidance***

- Building Design Guide Supplementary Planning Document
- Landscape Supplementary Planning Document – Haltwhistle, Melkridge and Ridley Commons

3.3 ***Additional Documents***

- Northumberland National Park Management Plan

4. Relevant Planning History

14NP0089 – Application to provide temporary office accommodation to the south of existing visitor facilities for a period of 2 years at Walltown Quarry Picnic Site – currently under consideration

04NP0020 - Change of use of general purpose visitors' amenity building to provide retail facility and refreshments – approved with conditions

03NP0011 – Installation of 2 cycle lockers – approved with conditions

5. **Consultations & Representations**

5.1 **English Heritage: No objection**

English Heritage do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site.

English Heritage do not believe that it would harm the ability to appreciate and understand Roman military planning and land use. In light of this, we do not believe that this proposal would harm the setting of the World Heritage Site.

5.2 **NNPA Historic Environment Officer: No comments received at the time of writing.**

5.3 **NCC Tourism: No comments received at the time of writing.**

5.4 **NCC Building Control West: No comments received at the time of writing.**

5.5 **NNPA Ecologist: No objections.** It is requested that mitigation measures and timing restrictions are made a condition.

5.6 **NNPA Landscape and Forestry Officer: No objections**

The nearest publicly accessible receptor sites for this proposed development are Walltown public car park itself, Greenhead footpath 3 and Greenhead footpath 37, the latter passing directly in front of the building and forms part of the Pennine Way and Hadrian's Wall Path National Trails.

The scale and design of the proposed development and the use of natural stone for the walls and slate tiles for the roof will mean there is no significant effect upon the landscape character or views of this part of the National Park.

There are considered to be no adverse lighting impacts, or impacts on trees. The location of a log store for the wood burning store was queried.

5.7 **NNPA Access and Recreation Officer: No objection.**

There is one public footpath (Greenhead 37) in the immediate vicinity of the site. This route co-exists with the Hadrian's Wall Path and Pennine Way National Trails and as such, I would envisage that the proposed plans will not impact on the public's means of accessing this route.

5.8 **NCC Environmental Health/Public Protection: No objection.**

The service is in agreement with this proposal, subject to a condition requiring information if land contamination is discovered during implementation of the development.

Due to the distance between the premises and external receptor points, it is excessive to ask for a noise survey and assessment of odour impact.

- 5.9 **Environment Agency: No comments received at the time of writing.**
- 5.10 **Greenhead Parish Council: No objection.**
- 5.11 **NCC Highways: No objection.**
- 5.12 **NCC Development Management (West): No comments received at the time of writing.**
- 5.13 A site notice was placed at the site and properties in the local area were notified by letter. **No comments were received at the time of writing.**

6. **Assessment**

6.1 ***Introduction***

The key material planning considerations are;

- The principle of the development;
- Design, character and appearance of the scheme;
- Cultural heritage impacts;
- Landscape and visual impacts;
- Tranquility and impacts on local amenity;
- Ecological & Biodiversity;
- Pollution/Foul Drainage; and
- Highways & Rights of way

6.2 ***Principle of Development***

- 6.2.1 Policy 1 of the NNPA Core Strategy states that development proposals should conserve and enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity). The modest extension that is proposed and the conversion of the building will provide a sensitive development that protects these qualities.
- 6.2.2 Both a café and visitor centre would qualify as suitable tourism and recreation uses, re-using an existing building to provide leisure uses, in accordance with Policy 15 of the Core Strategy. The proposal is also supported by Core Strategy Policy 14 which supports the creation or expansion of businesses, including those linked to tourism. The tranquil and scenic surroundings provide a location that will allow visitors to increase their understanding and enjoyment of the special qualities of the National Park, without impacting negatively upon them, in accordance with Policy 15.
- 6.2.3 The National Planning Policy Framework is clear that a presumption in favour of sustainable development is at the heart of decision-taking. The proposal meets the definition of sustainable development set out in the NPPF is that it performs an economic role, social and environmental role.
- 6.2.4 It is not considered that the development would have any unacceptable adverse effect on community facilities, in accordance with Core Strategy Policy 8.

6.3 Design

- 6.3.1 The design of the building is considered to be harmonious with the main building in both scale and appearance. The roof pitch of the side canopy extension will mirror and remain subordinate to the main building by being set slightly lower than the existing roof pitch, utilising matching materials.
- 6.3.2 The building up of walls to the edge of the existing semi-open areas, around the footprint of the existing building, will be constructed using matching materials. The use of timber doors and glazed window and door areas with timber frames for new openings needed for the building to function as proposed are considered to fit well within the design of the existing building.
- 6.3.3 The corrugated cement porch to the rear is considered to be appropriate, having a subordinate appearance to the main building, tucked away to the rear of the building and not having any impact on the visual appearance of the building from National Trail. The development accords with Core Strategy Policy 3, the SPD design guidance and the NPPF in terms of design.

6.4 Cultural Heritage

- 6.4.1 English Heritage have stated that the development will not cause any harm to archaeological remains or the setting of the World Heritage Site. The development accords with Core Strategy Policy 18 and the NPPF.

6.5 Landscape & Visual Impact

- 6.5.1 The development is a modest and sympathetic extension to an existing building that will not have an adverse impact upon sensitive viewpoints or the landscape character of the area. The development accords with Core Strategy Policy 20 and the NPPF.

6.6 Tranquillity & Amenity

- 6.6.1 No external lighting is proposed and there would be no other impacts upon the National Park's tranquillity, or upon local amenity. The development accords with Core Strategy Policy 19 and the NPPF. There are no residential properties immediately affected by the proposal.

6.7 Ecology & Biodiversity

- 6.7.1 The changes to the building have little impact upon the roofspace and fabric of the main building. NNPA's ecologist has raised no concerns regarding the development, however, it is requested that mitigation outlined in the bat report should be made a condition. This includes retention of bat crevices, relocation of the bat box and timing restrictions to avoid demolition and pointing in the bat hibernation period.



- 6.7.2 It is also recommended that the swallow platform and any bird nests which are found should be removed outside the nesting period. Where any vegetation is to be removed, it should first be checked for nesting birds if within the nesting period.
- 6.7.3 Any other works will have a negligible ecological impact. Subject to these actions, it is considered that the development accords with Policy 17.

6.8 Nuisance, Pollution & Foul Drainage

- 6.8.1 The exact extent of a kitchen in the proposed cafe area is not known as yet, however, due to the distance in excess of 90 metres from the closest receptor point, it is not considered that there would be any likely statutory nuisance in terms of noise or odour. The Environmental Health section of Northumberland County Council considers that requiring the noise or odour assessments to be submitted would not be reasonable.
- 6.8.2 Environmental Health have also requested a condition requiring assessments to be carried out in the event that any land contamination is discovered, as a precaution.
- 6.8.3 Comments are currently awaited from the Environment Agency with regard to foul drainage provision.

6.9 Highways and Rights of Way

- 6.9.1 The level of parking would not be affected by the proposal and there are no changes proposed to the current access. No objections have been raised in response to the consultation sent to the highway authority and no public rights of way would be affected by the proposal.

7. Conclusion

- 7.1 The proposal is sustainable development that accords with development plan policies, particularly Core Strategy Policies, 1, 3, 8, 14, 15, 17, 18, 19 and 20. Taking into account other material planning considerations including the NPPF it is therefore recommended that the local planning authority **GRANTS PLANNING PERMISSION**, subject to the conditions below.

8. Recommendation

Authority to the Chief Executive to grant conditional permission, subject to confirmation from the Environment Agency that no objections are raised with regard to foul drainage and subject to the conditions below.

Conditions

Commencement of Development

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.

Accordance with approved documentation

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).

Scheme Design & Appearance

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 Northumberland National Park Authority Core Strategy & Development Policies Document Policies 1 and 3 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 Northumberland National Park Authority Core Strategy & Development Policies Document Policies 1 and 3 and the NPPF.

External lighting

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 Core Strategy and NPPF.

Ecology

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 Core Strategy, 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 Core Strategy, 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 Core Strategy, 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 Core Strategy 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 Core Strategy and the NPPF.

Informative Notes

Permission subject to conditions and approved plans

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 the local 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.



Signage

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.

Coal Authority - Development Low Risk Area - Standing Advice

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

Protection of Public Rights of Way

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.

Contact Officer:

For further information contact Chris Stanworth, Planning Officer on 01434 611508 or e-mail: planning@nnpa.org.uk

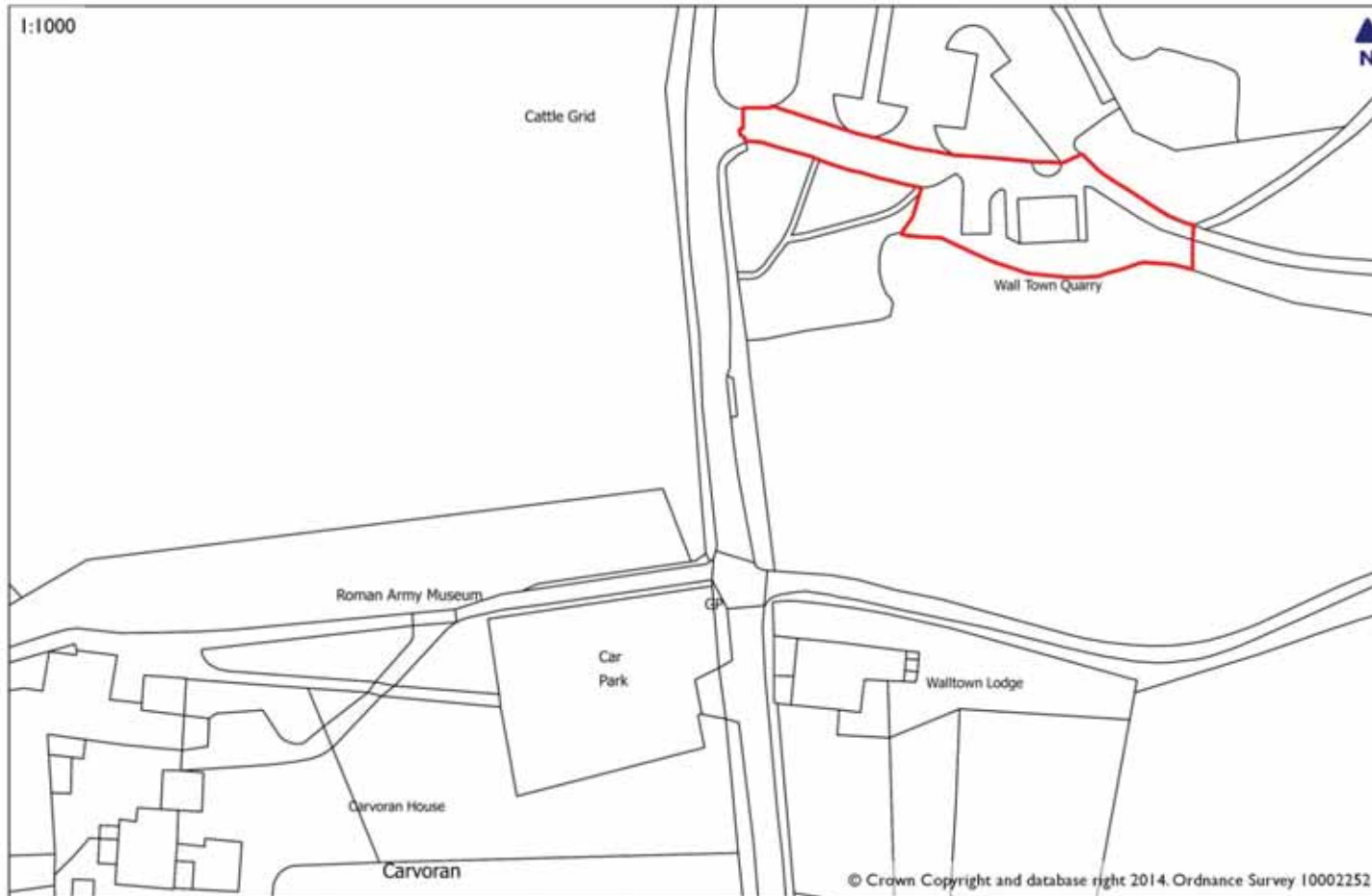
Background Papers:

Planning Application File : **14NP0080 : 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.**



14NP0080 Walltown Quarry

Northumberland National Park Authority



Development Management Committee
12th November 2014

From: WATSON, Karen [REDACTED]
Sent: 22 September 2014 13:17
To: DC Consultation
Subject: English Heritage advice on Application no(s) 14NP0080
Attachments: X_EHRef_P00434550_214465_14NP0080.doc

Dear Mr Stanworth,

Please find attached our advice on the following site -

Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ
Application No(s):14NP0080

Yours sincerely,

Karen Watson on behalf of Mike Collins
Inspector of Ancient Monuments (Hadrian's Wall)
E-mail: [REDACTED]

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ENGLISH HERITAGE

NORTH EAST OFFICE

Mr Chris Stanworth
Northumberland National Park Authority
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

Direct Dial: [REDACTED]

Direct Fax: [REDACTED]

Our ref: P00434550

22 September 2014

Dear Mr Stanworth

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
WALLTOWN QUARRY PICNIC SITE, BRAMPTON, GREENHEAD,
NORTHUMBERLAND, CA8 7HZ
Application No 14NP0080**

Thank you for your letter of 19 September 2014 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

Having considered the details of the application, we do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, we do not believe that it would harm the ability to appreciate and understand Roman military planning and land use. In light of this, we do not believe that this proposal would harm the setting of the World Heritage Site. Outside of English Heritage's remit, we would suggest that you consult your own specialist conservation staff, as well as the County Archaeology team.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone 0191 269 1200 Facsimile 0191 261 1130
www.english-heritage.org.uk

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ENGLISH HERITAGE


NORTH EAST OFFICE

Yours sincerely



Mike Collins

Inspector of Ancient Monuments (Hadrian's Wall)

E-mail: 



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the FOIA or EIR applies.*

From: Robert Mayhew
Sent: 25 September 2014 14:49
To: DC Consultation
Subject: RE: Planning Application Consultation 14NP0080 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Chris,

14NP0080 - Application for the improvement of existing visitor facilities in Walltown 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.

Thank you for consulting me on the above application. I wish to make the following comments on the potential landscape, lighting and tree implications associated with this proposed development.

- From a landscape perspective the nearest publically accessible receptor sites for this proposed development are Walltown public car park itself, Greenhead footpath 3 and Greenhead footpath 37, the latter passing directly in front of the building and forms part of the Pennine Way and Hadrian's Wall Path National Trails. I note the scale and design of the proposed development and the use of natural stone for the walls and slate tiles for the roof and from the details provided within this application I do not believe that this proposed development will have a significant effect upon the landscape character or views of this part of the National Park.

- I understand from the application form that the proposed development does not require any new external lighting thus the dark skies status of the National Park should not be threatened by an increase in light pollution as a result of this application. The washing up facility at the back is for daylight hour use only or will require an individual to hold a torch and wash up at the same time. Have you ever tried to do that? Possibly a head torch situation.

- I understand that the proposed development will not directly affect any notable trees and as such I do not believe that a tree survey and tree protection measures are required in this case. However, there is a bank of semi mature trees located immediately to the south of the building and care should be taken not to adversely affect these trees during the construction works. I also note from drawing 140040 that the refurbishment work also looks to incorporate a stove. Has any consideration been given as to where the fuel for this stove might be kept? I take it that it might be log fired so a log store / drying area might be required. Is this part of a separate application?

If you have any questions in relation to the above please do not hesitate to contact me.

regards

-----Original Message-----

From: DC Consultation

Sent: 19 September 2014 15:24

To: Robert Mayhew

Subject: Planning Application Consultation 14NP0080 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0080>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer

Tel: [REDACTED]

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**Development Management Committee
12th November 2014**

From: Lorna Lazzari
Sent: 26 September 2014 11:28
To: DC Consultation
Subject: RE: Planning Application Consultation 14NP0080 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Dear Chris,

There is one public footpath (Greenhead 37) in the immediate vicinity of the site. This route co-exists with the Hadrian's Wall Path and Pennine Way National Trails and as such, I would envisage that the proposed plans will not impact on the public's means of accessing this route.

I will have no objection to the proposals on the condition that the Public Right of Way in the vicinity is 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.

Yours sincerely
Lorna Lazzari

-----Original Message-----

From: DC Consultation
Sent: 19 September 2014 15:24
To: Lorna Lazzari
Subject: Planning Application Consultation 14NP0080 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0080>
DC Consultation, Development Control Consultation
Tel: (x)

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Lorna Lazzari, Access and Recreation Officer
Tel: [REDACTED]

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will not accept any liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.

Development Management Committee
12th November 2014

From: Gill Thompson
Sent: 03 October 2014 15:48
To: DC Consultation
Subject: RE: Planning Application Consultation 14NP0080 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Dear Chris,
I have no objections to this application if the following are made a condition.

The mitigation outlined in the bat report, which includes retention of crevices, relocating the bat box and timing restrictions to avoid demolition and pointing in the hibernation period.

To avoid disturbance to nesting birds the swallow platform and any old nests within the internal area to be enclosed should be removed (outside the nesting season) and another location found.

I agree with the assessment of the other external works that they will have a negligible impact on the ecology of the site and with the exception of avoiding removal of vegetation in the nesting period (unless checked for nesting birds) I have no further comments.

Yours sincerely,
Gill Thompson

-----Original Message-----

From: DC Consultation
Sent: 19 September 2014 15:24
To: Gill Thompson
Subject: Planning Application Consultation 14NP0080 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0080>
DC Consultation, Development Control Consultation
Tel: (x)

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Gill Thompson, Ecologist
Tel: [REDACTED]

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Development Management Committee
12th November 2014

From: Park, Gary [REDACTED]
Sent: 07 October 2014 14:12
To: DC Consultation
Cc: Chris Stanworth
Subject: [PROTECT]14NP0080 - Alterations to existing visitor facilities at Walltown Quarry Picnic Site, Brampton
Attachments: SRU090803-Memo.pdf

Please find attached Public Protection's response to the above consultation.



Gary Park
Environmental Protection Officer
Local Services Group
Public Protection
Environmental Protection Team
Northumberland County Council
Old Fire Station HQ
Loansdean
Morpeth
NE61 2AP

Telephone: [REDACTED]
Fax: [REDACTED]
E-mail: [REDACTED]
Web: www.northumberland.gov.uk

Northumberland County Council is constantly reviewing the ways it delivers services to its residents and customers, to ensure that it is being as effective and efficient as possible. To help us shape future service delivery it is important that we capture the views and experiences of our service users. Customer satisfaction surveys are one way of capturing this valuable information.

To this end, we would be grateful if you could take a few minutes to fill out the following survey to give us feedback on your experiences and interactions with Council services. The survey can be found at:
<http://surveytest.northumberland.gov.uk/pubprot/pubprot.htm>

An SMS version can also be found at: <http://ppmessage.northumberland.local/>

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NORTHUMBERLAND

Northumberland County Council

MEMO

To: Chris Stanworth - Planning Officer- Northumberland National Park Authority

From: Gary Park, Environmental Protection Officer, Environmental Protection Team

Date: 07/10/2014

Our Ref: SRU090803

Planning Ref: 14NP0080

Subject: 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.

Location: Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

I refer to your consultation dated 19 September 2014 and attachments:

- Application for Planning Permission completed on or on behalf of the applicant and dated 05/09/2014
- Planning, Design and Access Statement produced by Cundall Johnston & Partners LLP, Job No 10101045 (Rev A) and dated 3/09/2014
- Existing Floor Plans & Elevations produced by Tims Morris Building Consultancy & Design, Drawing No 140040-13 dated Aug '14
- Proposed Floor Plans produced by Tims Morris Building Consultancy & Design, Drawing No 140040-14 dated Aug '14

Opinion

In principle this Service is in agreement with this proposal.

Commentary

The Planning Authority has confirmed that at present, it is unclear as to what the nature and scale of cooking facilities will be at the visitors centre. Commercial kitchen/extraction systems have the potential to cause noise and odour issues if they are not installed correctly and/or to current standards. However, in this case with the nearest receptor being some 90 metres distant from the development, Public Protection would consider it excessive to ask for a noise survey and an assessment of odour impact in relation to this proposal.

Contd/

Recommended Conditions

If members are minded to grant planning permission the following conditions are recommended:-

1. Contamination not Previously Discovered

If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To protect the environment and ensure that the remediated site is reclaimed to an appropriate standard.

[NOTE: All recommended conditions above should be subject to confirmation by appropriate legal advice, to ensure they are enforceable].

Informatives

The applicant should ensure that any kitchen ventilation/extraction system, if installed as part of the application, should not impact the ambient noise environment nor cause issues relating to cooking odours in the vicinity of the development.

	Name	
Prepared by	Gary Park	
Checked by	Peter Simpson	

Development Management Committee
12th November 2014

From: webmaster@nnpa.org.uk
Sent: 15 October 2014 13:39
To: DC Consultation
Subject: New comments for application 14NP0080

New comments have been received for application 14NP0080 from Greenhead Parish Council [REDACTED]

Address:
Horncliffe, Shield Hill, Haltwhistle, NE49 9NW

Comments:
Greenhead Parish Council have no objections to the planning application received, however there was no mention of the 2 story container or camping pods that had been discussed at the site meeting

Tel: (x)

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Development Management Committee
12th November 2014

From: Exley, Kevin [REDACTED]
Sent: 21 October 2014 13:04
To: DC Consultation; Chris Stanworth; Highways Planning
Subject: 14NP0080 Walltown Quarry Picnic Site
Attachments: Walltown Quarry Picnic Site NP No Obj.docx

Please find attached the highways response to the above application.

Kevin Exley
Highways Development Management

Northumberland County Council
Planning Economy & Housing – Planning & Housing Services
Major Developments & Delivery
County Hall
Morpeth
Northumberland
NE61 2EF

Telephone: [REDACTED]

Email: [REDACTED]



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**TOWN & COUNTRY PLANNING ACT 1990
FULL HIGHWAY RECOMMENDATIONS**

Location: Walltown Quarry Picnic Site Brampton Greenhead
Northumberland CA8 7HZ
Ref: 14NP0080
Proposal: Alterations to existing visitor facilities to provide an improved visitor centre with a café area and outside seating, improved toilet facilities and a Tourist Information Centre.

In making our response, the Highway Authority assesses the impact of any proposed development on the highway network. The aim is to ensure the highway network in the area can accommodate the anticipated trip generation; that adequate manoeuvring / parking space is provided and that safe access can be achieved; that the highway remains unobstructed for the safe passage of all users of the highway and that any development does not have an adverse impact on the safety of all users of the highway.

The proposed development has been checked against the context outlined above and it is considered that it will not have an adverse impact on the safety of users of the highway in the area.

Therefore, if the Planning Authority is minded to approve this application Northumberland County Council Highways have no objections to the proposal.

Yours faithfully

Highways Development Management