



DMC2014-024

APPLICATION FOR PLANNING PERMISSION

Application No:

14NP0082

Proposed Development:

Change of use of building from shooting box to pottery and geology workshop including fenced parking area measuring 3m x 6m at Westnewton Bothy, Westnewton Estate, Westnewton, Wooler, Northumberland, NE71 6XJ.

Applicant Name:

Mr S Douglas-Home

Reason for Committee Decision:

The agent is a Northumberland National Park Authority Member

Recommendation:

Approval, subject to conditions

1. Proposal and Site

- 1.1 Planning permission is sought for the change of use of a currently disused building towards the western side of Westnewton Estate, near Kirknewton. The stone and brick built building was most recently used as a shelter for pheasant shooting until around 2011. The proposed use of the building would be as a pottery and geology workshop (Use Class B1 – Office/Studio/Light Industry). The Design and Access Statement states that this will be for a sole trader and will not be open to the public.
- 1.2 The proposal will involve no external changes to the building. A new 'false' frontage will be placed internally, just behind the existing external doors at the front elevation of the building, to provide a more secure frontage to the building, behind the external doors. When the existing doors are closed, the appearance will remain unchanged.
- 1.3 The development proposes no change to foul or surface water drainage. A toilet facility is provided in a nearby building on the Westnewton Estate. Access to the property will be through the existing field gate.
- 1.4 A one metre high fence is also proposed around the area proposed for the gravel car parking area to the front of the building. The fence can be constructed using permitted development rights and is therefore not being considered as part of this application.

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.

The Natural Environment

- 2.5 Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment.

Rural Economy

- 2.6 *Paragraph 28 of the NPPF states that:*

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings”.

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 7 Conversion of Buildings Outside Settlements
- 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*

- Landscape Supplementary Planning Document



3.3 ***Additional Documents***

- Northumberland National Park Management Plan

4. **Relevant Planning History**

None relevant

5. **Consultations & Representations**

- 5.1 **NNPA Historic Environment Officer:** No comments received at the time of writing.
- 5.2 **NCC Highways:** No objection
- 5.3 **NCC Building Control North:** No comments received at the time of writing.
- 5.4 **NCC Development Management – North:** No comments received at the time of writing.
- 5.5 **NNPA Ecologist:** No comments received at the time of writing.
- 5.6 **NNPA Access and Recreation Officer:** No comments received at the time of writing.
- 5.7 **NCC Environmental Health/Public Protection:** No comments received at the time of writing.
- 5.8 **Kirknewton Parish Council:** No comments received at the time of writing.
- 5.9 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**

Introduction

- 6.1 The key material planning considerations are;
- The principle of the development;
 - Visual impact;
 - Impacts on National Park special qualities
 - Highways issues

Principle of Development

- 6.2 Policy 14 of the Core Strategy states that the “National Park Authority will supports proposals which enable the creation of new businesses which relate to the special qualities of the National Park, but do not negatively impact on them”. NPPF is clear that sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, including through the conversion of existing buildings. The proposed business is also linked to geology-related walks in the National Park and is therefore linked to tourism and recreation. Policy 15 supports development which maximises opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park, whilst not adversely impacting upon them. The development accords with each of these principles.
- 6.3 Policy 7 of the Core Strategy clearly states that the change of use of existing buildings outside identified settlements to employment use will be supported where the building is capable of conversion, contributes to the Park’s special qualities and is of a sufficient size to accommodate the proposed use without the need for significant alterations or extensions. This proposal achieves a positive re-use of an existing building, bringing an employment use into the National Park, without the need for any unsympathetic additions
- 6.4 The development is considered to meet general sustainable development policies set out in Policy 1 of the Core Strategy and accord with Policies 7, 14 and 15 and relevant NPPF policies.

Design & Visual Impact

- 6.5 The design of the building will not be changed externally by the proposed change of use .The only external change would be the small gravel area to the front, which, due to its size and location would not have any adverse visual impact. The proposal accords with Core Strategy Policies 1, 3 and NPPF.

National Park Special Qualities

- 6.6 The development is not considered to have any harmful impact upon the biodiversity, cultural heritage, landscape character, or tranquility of the National Park. The location of the development and nature of the changes means that the development would not affect the setting of the listed buildings to the east. The development accords with Core Strategy Policies 17, 18, 19 and 20 and the NPPF.

Highways issues

- 6.7 The small scale nature of the proposal and the fact that the proposal would be used by a sole trader and would not be open to the public, would mean that the proposal does not raise concerns with respect to highway safety, in accordance with Core Strategy Policy 3.

7. Conclusion

- 7.1 The proposal is sustainable development that accords with development plan policies, particularly Core Strategy Policies, 1, 3, 7, 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.
- 7.2 The closing date for final representations is the 15th October 2014. It is therefore, recommended that Members resolve to delegate authority to the Chief Executive to grant planning permission, subject to there being no concerns raised raising new material planning considerations by the end of 15th October 2014.

8 Recommendation

Authority to the Chief Executive to grant conditional permission subject to no new material planning considerations being raised by the end of 15th October 2014 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:

Location Plan 4990/03 (1:2500) received on 8th September 2014

Site Plan 4990/02 (1:500) received on 8th September 2014

Survey Drawing 4990/01 received on 8th September 2014

Proposal 4990/04 received on 8th September 2014

Application Forms received on 8th September 2014

Design and Access Statement for Westnewton Bothy received on 8th September 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, 7, 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).

External lighting

3. 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.

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.



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 : **14NP0082 : Change of use of building from shooting box to pottery and geology workshop including fenced parking area measuring 3m x 6m at Westnewton Bothy, Westnewton Estate, Westnewton, Wooler, Northumberland, NE71 6XJ.**



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