



Reference No. 14NP0089

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Cundall
Horsley House
Regent Centre
Gosforth
Newcastle
Tyne and Wear
NE3 3LU

Applicant :

Northumberland National Park Authority
Eastburn
Hexham
Northumberland
NE46 1BS

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

Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ.

as described in application reference **14NP0089** and in the plans and drawings attached to it, subject to the following 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:

- Site Location Plan 140040-1 received on 8th October 2014
- Existing Site Plan 140040-02 received on 23rd September 2014
- Proposed Site Plan 140040-03 received on 23rd September 2014
- Proposed Eco Units Plans & Elevations 140040-07 received on 23rd September 2014
- Proposed Eco Units & Visitor Centre Elevations 140040-08 received on 23rd September 2014
- Application Forms received on 8th October 2014
- Planning, Design and Access Statement 10101045, 25/09/2014, received on 8th October 2014
- Extended Phase 1 Survey Report August 2014 received on 23rd September 2014
- Bat and Barn Owl Report Summer 2014 received on 8th October 2014
- Pre-Development Tree Constraints Assessment September 2014 received on 23rd September 2014
- Proposed Tree Protection Plan and Arboricultural Method Statements September 2014 received on 23rd September 2014, as amended by email from Cundall Planning on 17th November 2014 17:15
- Figure 2 Tree Protection Plan 3923 Walltown Crags (R02) received on 23rd September 2014, as amended by email from Cundall Planning on 17th November 2014 17:15
- Foul Drainage Assessment (FDA1) Form received on 16th October 2014
- Email from Cundall Planning, received on 10th November 2014 14:38
- Email from Cundall Planning, received on 21st November 2014 15:11

Reason: For the avoidance of doubt, to enable the local planning authority to adequately control the development and to conform with Policies 1, 3, 5, 8, 14, 15, 17, 18, 19, 20, 22 and 25 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 temporary office accommodation hereby approved shall be finished in a dark green colour.

Reason: To ensure that the external appearance of the development protects the visual amenity of the site and the landscape character of the National Park, in accordance with Policies 1, 3 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.

External lighting

4. 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 office accommodation, 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

5. No removal of vegetation associated with this development shall be undertaken within the bird breeding period (March - July), unless a checking survey is first carried out by a qualified ecologist, which indicates there would be no harm to breeding birds.

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.

Temporary Permission

6. The cabins hereby approved shall remain on site for a maximum of a two year period from the date of their first installation on site and shall be removed from the site upon the expiration of the two year period.

Reason: In order to protect the visual amenity of the site and the wider landscape character of the site there is no unacceptable harm to nesting birds, in accordance with Policies 1 and 17 of the Core Strategy and the NPPF.

7. Once the cabins hereby approved are removed from the site, the site shall be reinstated to the condition that it was in prior to the commencement of development within a period of six months. This should include the planting of three trees to replace those lost to accommodate the office buildings, within the next planting season (October to March).

Reason: To ensure that the site is restored to a satisfactory condition once the temporary development has been removed.

Informative Notes :

1. DEVELOPMENT LOW RISK AREA - STANDING ADVICE

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



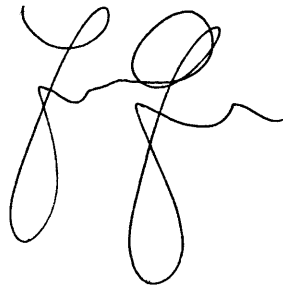
2. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of development, irrespective of the degree of variation, will constitute unauthorized development and may be liable 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.

3. 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.

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 December 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.