

**DMC2014-034**

**APPLICATION FOR PLANNING PERMISSION**

**Application No:**

**14NP0089**

**Proposed Development:**

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.

**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 installation of new cabins to provide temporary office accommodation for a two year period, to provide a temporary replacement for National Park office facilities at Once Brewed, which are predominantly used by the ranger service, whilst the site is being redeveloped. It is proposed that the office accommodation would cater for seven staff members. A definitive date for this two year period is not specified in the application, but would begin on the date when development commences on site.



*View of the existing building at Walltown Quarry looking from the north-west – the proposed office accommodation would be located to the right hand side of the building*

- 1.2 The cabins would be located directly to the south (rear) of the existing building. 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 and has recently received planning approval for alteration and extensions.



*Front (north) elevation of the building as existing*

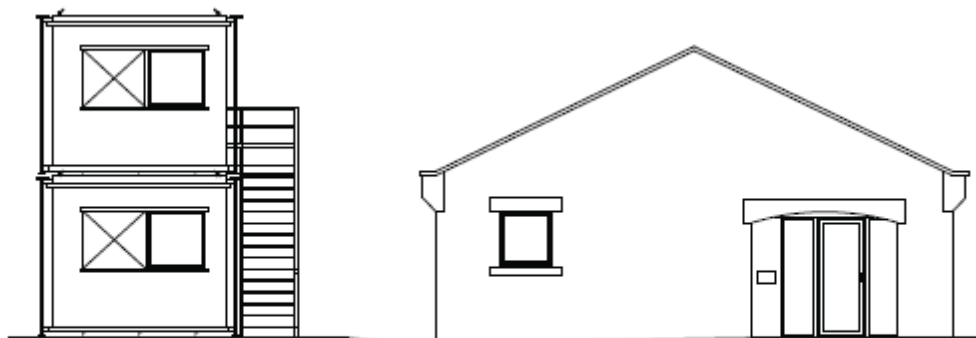
- 1.3 The cabins will project slightly in height above the roof line of the existing building and will form a two-storey construction, with one storey placed on top of the other and a staircase to the front to allow access to the upper cabin. The total height of the cabins will be 5.6 metres, slightly higher than the main building, which is 5.2 metres in height and sited on land around 0.1 metres lower, giving a height distance of approximately 0.5 metres. The cabins will measure 9.75 metres in length, with a width of 3.01 metres
- 1.4 No excavation would be required to site the cabins and the applicant has stated that they will literally be “parked” on the existing ground to the rear of the building. The applicant has also confirmed that a covering can be applied to the exterior of the cabins. The application documents state that the cabins will have a white finish; however, a dark green finish to the cabins has since been put forward by the applicant. It is proposed that a final colour will be agreed by condition, however a dark green colour has been put forward in principle, with RAL colour 6003 (olive green) has being put forward as an indicative colour.





*Above: View from the east, looking towards the rear of the building, as existing*

*Below: Extract from elevation plans, showing the relationship between the existing building and proposed development*



PROPOSED EAST ELEVATION WITH  
EXISTING VISITOR CENTRE

- 1.5 The extensive existing car parking provision (70 spaces) would still serve the new office facility. Toilet facilities in the existing visitor building at Walltown would serve the offices. An electricity connection would be provided from the main building to the ground floor cabin, which would be provided via a single cable that would be a maximum of three metres above ground level.



*Above: Area to the rear of the building, as existing (from the east)*

## 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 5 General Location of New Development
- 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
- Policy 22 Trees Woodlands & Forests
- Policy 25 Renewable Energy and Energy Efficiency

#### **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

#### **3.4 *Legislation***

- Conservation of Habitats and Species Regulations 2010.

#### 4. Relevant Planning History

- 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 – approved with conditions
- 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 objections**

The initial consultation response refers to the site as one of considerable archaeological sensitivity. The original quarry was cut through the landscape and archaeology of Hadrian's Wall Roman frontier. The response states that within the quarry footprint it is unlikely that this kind of development will impact upon the archaeology or the setting of the World Heritage Site. Clarification was sought regarding the Klargester storage tank shown on a site layout plan and whether works were beyond the current face of the quarry.

The Klargester storage tank was removed from the plans by the applicant shortly before the receipt of this response. While no clarification was provided relating to whether the cabins would be located beyond the current face of the quarry, English Heritage provided an additional consultation response to the application, which stated that, if the Klargester has been removed from the application, and on the basis of no excavation of any kind needed to secure this development, that the English Heritage raises no objection.

##### 5.2 **NNPA Historic Environment Officer: No objections**

##### 5.3 **NCC Building Control West: Units are exempt Building Regulations approval.**

##### 5.4 **NNPA Ecologist: No objections.**

The ecological report and assessment determined that the site was of low ecological value and that there would be negligible impact on biodiversity of the proposals. I agree with this assessment and have no objections to this application as long as there is a condition to say that no vegetation is removed during the bird breeding season.

##### 5.5 **NNPA Landscape and Forestry Officer: Objects** to the development on landscape grounds, based on the white colour stated on the application form. Confirmation was provided that **this objection would be removed** if an olive green or similar colour cabin was chosen (an olive green colour had been agreed in principle between the agent and planning staff, prior to the receipt of the NNPA Landscape Officer's comments).

The scale and design is not in keeping with the local vernacular or landscape character. The effect is mitigated to a degree by locating the cabins behind current visitor facilities building



and set back within the semi-mature woodland. These will help screen the development from important receptor sites, Greenhead footpaths 3 and 37, as well as the Walltown public car park.

**No objections** were raised in relation to impacts on trees.

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

Public access within the site at Walltown will not be impacted upon.

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

5.8 **Environment Agency: No comments to make.**

5.9 **Greenhead Parish Council: No objection.**

5.10 **NCC Highways: No comments received.**

5.11 **NCC Development Management (West): No comments received.**

5.12 A site notice was placed at the site and properties in the local area were notified by letter. **No comments have been received.**

## 6. **Assessment**

### 6.1 ***Introduction***

The key material planning considerations are;

- The principle of the development;
- Cultural heritage impacts;
- Design, character and appearance of the scheme;
- Landscape and visual effects;
- Tranquility and impacts on local amenity;
- Impacts on Trees;
- Ecology & Biodiversity;
- Pollution/Foul Drainage;
- Highways & Rights of way; and
- Energy Efficiency & Renewable Energy

### 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 proposed containers in the dark green colour proposed should not impact upon these qualities. These are discussed in more detail later in the report.



- 6.2.2 The office facility is to be provided to ensure that the existing ranger office is maintained in the Hadrian's Wall area whilst the Once Brewed site is being developed, helping to enable the National Park to deliver its statutory purposes. It is considered that this will meet with Policy 15, as it will help to continue to maximise opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park, whilst not having any substantial impact upon them. The proposed offices will also integrate well with existing visitor facilities. Policy 15 of the Core Strategy states that development will be supported in these cases.
- 6.2.3 The development contributes to a sustainable local economy, by ensuring that an office facility for those National Park ranger and community based services that are currently based at Once Brewed are retained within the National Park and within the Hadrian's Wall corridor, while the site at Once Brewed is being redeveloped, rather than being moved outside of these areas. These functions are part of an existing business that relates to the special qualities of the National Park and it is considered that this can be accommodated without a harmful impact on these special qualities. The development therefore accords with Core Strategy Policy 14.
- 6.2.4 Core Strategy Policy 5 includes a provision which states that new buildings will only be permitted where it can be demonstrated that they cannot take place in an identified local centre or smaller village, or through the re-use of an existing building. No supporting documentation has been provided with the application to demonstrate that other sites have been considered, or why it would not be possible to locate provide this development on a site that is within a settlement, or re-using an existing building.
- 6.2.5 While having regard to this policy, it is an important material consideration to take into account the fact that the proposed development is temporary in its nature. Therefore, the erection of the cabins on site for a two year period would not provide any permanent or lasting new development in the open countryside. Weight has to be given to this, as the long term effects of approving a building that is clearly designed as a temporary measure and for a temporary period are far more negligible than a proposal for a permanent new building within the open countryside.
- 6.2.6 It is also clear that there is a desire to retain the temporary ranger offices in close proximity to the temporary visitor centre that has been granted planning permission (14NP0080), for operational reasons and to allow visitor facilities to be well supported, during the re-development of the site at Once Brewed. This temporary visitor centre provided re-uses the existing building on the site, but does not allow room for the office facility that is also needed, due to its limited size, making a new temporary building necessary to accommodate the office facilities.
- 6.2.7 There is also a desire to keep the temporary facilities as close as possible to the permanent base at Once Brewed during redevelopment. None of the defined settlements in Policy 5 are located within the Hadrian's Wall corridor of the National Park, making it difficult to locate the temporary facility within an identified settlement whilst retaining a presence in this part of Northumberland National Park. Taking the considerations in paragraphs 6.2.4 – 6.2.7 into account, in particular the temporary nature of the proposed building and the reasons for locating the building at Walltown, it is considered that the aims of the development plan would not be prejudiced by allowing the development to go ahead in this location.



- 6.2.8 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. The development will fulfil an economic and social role by supporting tourism and visitor facilities within the National Park, whilst being designed to provide an energy efficient building that is able to avoid harmful ecological, landscape or archaeological impacts.
- 6.2.9 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 Cultural Heritage**

- 6.3.1 Both English Heritage and NNPA's Historic Environment Officer have raised no objections to the development. The applicant has confirmed that no excavation will be involved in siting the cabins and the cabins do appear to be located within the quarried area at Walltown, although there is no definitive information provided on this. There is no evidence that the development would 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.

### **6.4 Design, Landscape & Visual Effect**

- 6.4.1 The proposal initially put forward was for white cabins, as these were the colour of the cabins provided by the applicant's preferred supplier. Following early discussions with the agent, due to concerns with the use of this colour in this location, the applicant discovered that it was possible to apply a coating of any colour to the cabins chosen and put forward a number of other suggestions, the most suitable of which was a suggestion of a RAL6003 'Olive Green' colour. A dark green colour is considered to be the least impact colour or pattern that could be used for the exterior of the building and will be unobtrusive in wider views, or indeed closer views of the site. It is proposed that a condition is included to specify that the cabins would have a dark green colour applied to their exterior.
- 6.4.2 This option of a dark green exterior was put forward prior to the receipt of any comments from NNPA's Landscape Officer. In making comments on the application, NNPA's Landscape Officer has confirmed their view that they also feel that this would be a suitable colour and that if the cabins were an olive green or similar colour that they would not raise an objection to the scheme. The Landscape Officer's comments are also clear that the use of white cabins in this location would have harmful impacts on the landscape and views from within the landscape and an objection was raised to white cabins as described on the application form.
- 6.4.3 The development is located in an area where there is access to two public footpaths in the vicinity of the site and a public car park adjacent to the existing building. The use of a cabin is not in keeping the architectural vernacular of the main building on the site, which is of a more traditional stone and slate construction. However, the cabins have been well located to the rear of the existing visitor building and set slightly into the adjacent trees, in order to reduce the visual prominence of the cabins. This will help screen the proposed development from the public footpaths and car park, with the proposed cabins sitting just half a metre higher than the ridge height of the existing building. The use of a dark green colour also goes a long way to mitigate the visual impacts that the cabins would have.

- 6.4.4 The application is for development which will be removed after a temporary two year period and, crucially, would therefore not create any lasting impact on the landscape, which is a positive consideration.
- 6.4.5 The development has been placed in a sensible location that minimises its impact, with an external colour to further reduce this impact. As the development is for a temporary period only, it would not result in any lasting visual impact in terms of the character of the site itself, or upon the wider landscape. On balance, it is considered that the proposal will not have an unacceptable impact upon visual amenity, sensitive viewpoints or the landscape character of the area. The development accords with Core Strategy Policies 3 and 20 and the NPPF.

### **6.5 *Tranquillity & Amenity***

- 6.5.1 No external lighting is proposed and there would be no other impacts upon the National Park's tranquillity and dark skies, 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.

### **6.6 *Ecology & Biodiversity***

- 6.6.1 As set out in section 5.4, NNPA's ecologist has confirmed the low ecological value of the site and that biodiversity is unlikely to be affected by the proposal.
- 6.6.2 A condition is recommended to relating to the removal of vegetation within the bird breeding season in line with the ecologist's recommendation to prevent harm to birds.
- 6.6.3 Any other works will have a negligible ecological impact. Subject to these actions, it is considered that the development accords with Core Strategy Policy 17 and the NPPF.

### **6.7 *Trees***

- 6.7.1 The development would involve the removal of three trees to the rear of the cabins, one weeping midland hawthorn, one hazel and one goat willow (trees 7, 8 and 9 on the submitted tree plan). All three are assessed in the arboricultural method statement as unsuitable for retention and the NNPA Landscape and Forestry Officer agrees with the report stating that the loss of these trees is not significant.
- 6.7.2 A suggestion was put forward by the Landscape Officer for replacement trees to be provided and for consideration to be given to pollarding tree 9, but has not requested that a condition be included to require this. It is not considered that it would be reasonable to include this as a planning condition, as provision of replacement trees would not be necessary in order for the proposal to accord with the development plan. The development accords with Core Strategy Policy 22.

### **6.8 *Nuisance, Pollution & Foul Drainage***



6.8.1 Both the Environment Agency and Environmental Health have confirmed they have no concerns relating to the development. The development accords with Core Strategy Policy 3.

## **6.9 Highways and Rights of Way**

6.9.1 Comments are awaited from the highway authority, however, the level of parking would not be affected by the proposal, with 70 spaces existing and the proposed development providing accommodation for only seven staff members. There are no changes proposed to the current access. No public rights of way would be affected by the proposal.

## **6.10 Energy Efficiency & Renewable Energy**

6.10.1 Policies 1 and 2 seek to maximise energy efficiency in buildings and achieve the highest environmental standards. The Planning, Design and Access Statement refers to the proposed cabins as 'eco-cabins'. The chosen units that are proposed are Eco-Future Office units by Elliott UK. Their website states that the cabins are well insulated, they include double glazing, and, when compared to a standard Anti Vandal cabin, the Eco Office range has potential energy savings of up to 74%, with Energy Performance Rating of B, which provides a high level of energy efficiency.

6.10.2 Policy 25 requires new development to minimise the amount of construction used during construction and achieve high energy efficiency, both of which are achieved by this proposal. Given the low amount of energy needed in construction and the high energy efficiency achieved, it is not considered that it would be reasonable to require 10% of energy requirements to be embedded through renewable energy, particularly when the proposed cabin achieves a 74% energy saving compared to a standard cabin and a very good energy performance score.

## **7. Conclusion & Recommendation**

7.1 On balance, it is considered that the proposal is sustainable development. Taking into account relevant development plan policies, particularly Core Strategy Policies, 1, 3, 5, 8, 14, 15, 17, 18, 19, 20, 22 and 25 and other material planning considerations, including the NPPF, it is recommended that the local planning authority **GRANTS PLANNING PERMISSION**, 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:

- *Site Location Plan 140040-1 received on 8<sup>th</sup> October 2014*
- *Existing Site Plan 140040-02 received on 23<sup>rd</sup> September 2014*
- *Proposed Site Plan 140040-03 received on 23<sup>rd</sup> September 2014*
- *Proposed Eco Units Plans & Elevations 140040-07 received on 23<sup>rd</sup> September 2014*
- *Proposed Eco Units & Visitor Centre Elevations 140040-08 received on 23<sup>rd</sup> September 2014*
- *Application Forms received on 8<sup>th</sup> October 2014*
- *Planning, Design and Access Statement 10101045, 25/09/2014, received on 8<sup>th</sup> October 2014*
- *Extended Phase 1 Survey Report August 2014 received on 23<sup>rd</sup> September 2014*
- *Bat and Barn Owl Report Summer 2014 received on 8<sup>th</sup> October 2014*
- *Pre-Development Tree Constraints Assessment September 2014 received on 23<sup>rd</sup> September 2014*
- *Proposed Tree Protection Plan and Arboricultural Method Statements September 2014 received on 23<sup>rd</sup> September 2014, as amended by email from Cundall Planning on 17<sup>th</sup> November 2014 17:15*
- *Figure 2 Tree Protection Plan 3923 Walltown Crags (R02) received on 23<sup>rd</sup> September 2014, as amended by email from Cundall Planning on 17<sup>th</sup> November 2014 17:15*
- *Foul Drainage Assessment (FDA1) Form received on 16<sup>th</sup> October 2014*
- *Email from Cundall Planning, received on 10<sup>th</sup> November 2014 14:38*
- *Email from Cundall Planning, received on 21<sup>st</sup> 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 Northumberland National Park Authority Core Strategy & Development Policies Document Policies 1, 3 and 20 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.

### **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.

Coal Authority - Development Low Risk Area - Standing Advice

3. 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](http://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](http://www.groundstability.com)

**Contact Officer:**

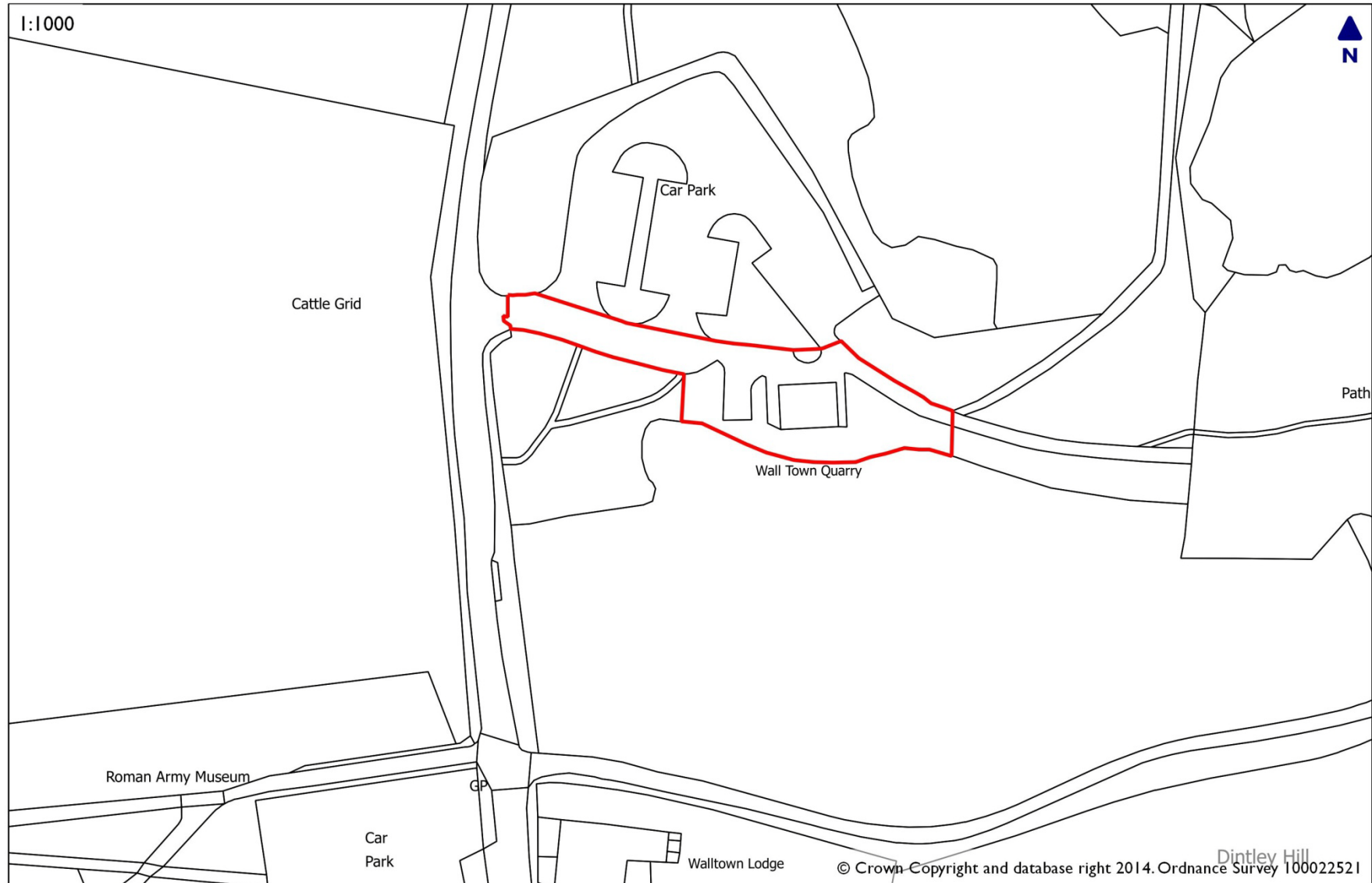
For further information contact Chris Stanworth, Planning Officer on 01434 611508 or e-mail: [planning@nnpa.org.uk](mailto:planning@nnpa.org.uk)

**Background Papers:**

Planning Application File : **14NP0089 : 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.**



I4NP0089 Walltown Quarry



From: Doherty, Patrick [REDACTED]  
Sent: 23 October 2014 08:45  
To: DC Consultation  
Subject: RE: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Hi Chris

I have had a look at the plans for the Walltown Quarry application. As the Units are temporary they are exempt Building Regs approval

Patrick

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

From: NNPA Planning Consultations [mailto:dcconsultation@nnpa.org.uk]  
Sent: 22 October 2014 15:58  
To: Doherty, Patrick  
Subject: Planning Application Consultation 14NP0089 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=14NP0089>

DC Consultation, Development Control Consultation

Telephone: Mob:

Web:

[www.northumberlandnationalpark.org.uk](http://www.northumberlandnationalpark.org.uk)<<http://www.northumberlandnationalpark.org.uk/>>

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[<http://www.northumberland.gov.uk/images/footers/Stop.jpg>]<https://stoptober.smokefree.nhs.uk>>

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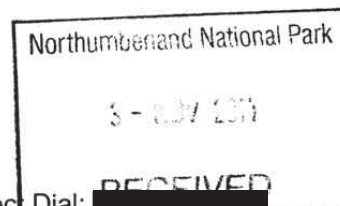
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ENGLISH HERITAGE  
NORTH EAST OFFICE



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

Direct Dial: [REDACTED]  
Direct Fax: [REDACTED]

Our ref: P00436964

31 October 2014

Dear Mr Stanworth

**WALLTOWN QUARRY PICNIC SITE, BRAMPTON, GREENHEAD,  
NORTHUMBERLAND, CA8 7HZ**

**14NP0089**

Thank you for your consultation on the above application. The site of Walltown Quarry is one of considerable archaeological sensitivity because the original quarry, now re-landscaped as the NNPA picnic site and visitor centre, was cut through the landscape and archaeology of the Hadrian's Wall Roman frontier.

Clearly, where the quarry has cut through the archaeology of the frontier, it is very unlikely that any of its archaeological remains will survive here. This, and the fact that the quarry sits down below the surrounding landscape, means that within the current quarry footprint it is highly unlikely that this kind of development will impact on the archaeology or setting of the Hadrian's Wall World Heritage Site.

However, the original supporting information for this application suggested that in addition to the temporary office, to its south a large klargester storage tank was planned. Whilst, in line with the above, it is unlikely that this will be an issue if all the excavation necessary for this is going to take place at the reduced 'floor' level of the quarry, if the works involve any work into or beyond the existing historic quarry face this could have a significant archaeological impact.

As such, we would ask for clarification as to what works, if any, are proposed as part of this application on or beyond the current quarry face of Walltown Quarry. Once we have received these details we would be happy to provide the Authority with further advice.



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF  
Telephone 0191 269 1200 Facsimile 0191 261 1130  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

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NORTH EAST OFFICE

Yours sincerely



**Mike Collins**

Inspector of Ancient Monuments (Hadrian's Wall)

E-mail: [Redacted]

cc. Chris Jones - NNPA



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

Telephone 0191 269 1200 Facsimile 0191 261 1130  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

English Heritage is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR).  
All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.

From: Lorna Lazzari  
Sent: 04 November 2014 09:57  
To: DC Consultation  
Subject: RE: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Dear Chris,

As the proposed building is to be located to the rear/south of the existing building, then I would envisage that existing public access within the site will not be impacted upon.

I therefore have no objection to the plans.

Yours sincerely  
Lorna

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

From: DC Consultation  
Sent: 28 October 2014 12:05  
To: Lorna Lazzari  
Subject: Planning Application Consultation 14NP0089 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=14NP0089>  
DC Consultation, Development Control Consultation  
Tel: (x)

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Lorna Lazzari, Access and Recreation Officer

Tel: [REDACTED]

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From: Gill Thompson  
Sent: 04 November 2014 16:45  
To: DC Consultation  
Cc: Robert Mayhew  
Subject: RE: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Dear Chris,

The ecological report and assessment determined that the site was of low ecological value and that there would be negligible impact on biodiversity of the proposals. I agree with this assessment and have no objections to this application as long as there is a condition to say that no vegetation is removed during the bird breeding season. I note that some trees/shrubs behind the current building will have to be removed but if the recommendations in the tree report are followed (for example protecting root plates of those that remain) there should be no overall adverse effects. I think Robert will comment on this aspect further however.

Yours sincerely,  
Gill Thompson

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

From: DC Consultation  
Sent: 28 October 2014 12:05  
To: Gill Thompson  
Subject: Planning Application Consultation 14NP0089 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=14NP0089>  
DC Consultation, Development Control Consultation  
Tel: (x)

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Gill Thompson, Ecologist  
Tel: [REDACTED]

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From: Park, Gary [REDACTED]  
Sent: 11 November 2014 16:58  
To: DC Consultation  
Cc: Chris Stanworth  
Subject: [PROTECT]14NP0089 - Application to provide temporary office accom to the south of visitor facilities for a period of 2 years at Walltown Quarry Picnic Site, Brampton, Greenhead  
Attachments: SRU091422-Memo.pdf

Please find attached Public Protection's final 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](http://www.northumberland.gov.uk)

Northumberland County Council have classified this Email as PROTECT

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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:** 11/11/2014

**Our Ref:** SRU091422

**Planning Ref:** 14NP0089

**Subject:** Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years.

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

I refer to your consultation dated 22 October 2014 and attachments:

- Application for Planning Permission completed on or on behalf of the applicant and dated 15/09/2014
- Planning, Design and Access Statement produced by Cundall Johnston & Partners LLP, Job No 10101045 (Rev A) and dated 25/09/2014
- Proposed Eco Units Plans & Elevations produced by Tims Morris Building Consultancy & Design, Drawing No 140040-07 (revision A) dated Aug '14
- Proposed Eco Units Plans & Visitor Centre Elevations produced by Tims Morris Building Consultancy & Design, Drawing No 140040-08 dated Aug '14
- Proposed Site Plan (Application 1 & 2 Combined) produced by Tims Morris Building Consultancy & Design, Drawing No 140040-09 dated Aug '14

### Opinion

Public Protection does not object to the proposal providing that the measures detailed in the application documents are implemented as stated.

	Name	
Prepared by	Gary Park	
Checked by	Wendy Stephenson	

---

**From:** Collins, Mike [REDACTED]  
**Sent:** 12 November 2014 14:28  
**To:** Chris Stanworth  
**Cc:** Chris Jones; Cansfield, Ian  
**Subject:** RE: 14NP0089 Walltown

Hello Chris,

If the Klargestar has been removed from the application, and on the basis of no excavation of any kind needed to secure this development, provided this information from Ian is considered to be a part of the Application then I can confirm that English Heritage does not wish to object to this proposal and has no further comments to make.

All best wishes

Mike Collins  
Inspector of Ancient Monuments: Hadrian's Wall  
English Heritage

---



From: Chris Jones  
Sent: 13 November 2014 09:15  
To: DC Consultation  
Cc: Chris Stanworth  
Subject: RE: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Dear Chris,

As with 14NP0089, I have no issues with this application as there is very little likelihood that significant archaeological remains have survived in this area, removed through quarrying operations, and later landscaping and reclamation work in the 1980s. The line of the Vallum, part of the World Heritage Site, did cross into this area, however, and there is a need for clarity with regard to the extent of below ground impacts.

Regards,

Chris

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

From: DC Consultation  
Sent: 22 October 2014 15:58  
To: Chris Jones  
Subject: Planning Application Consultation 14NP0089 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=14NP0089>  
DC Consultation, Development Control Consultation  
Tel: (x)

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Chris Jones, Historic Environment Officer

Tel: [REDACTED]

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From: [REDACTED]@environment-agency.gov.uk  
Sent: 17 November 2014 11:31  
To: DC Consultation  
Subject: Environment Agency Response to: 14NP0089  
Attachments: PlanningProposal.rtf

The proposal has been reviewed and I enclose the Environment Agency's comments on:  
Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

LPA ref: 14NP0089

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Northumberland National Park  
Eastburn South Park  
Hexham  
Northumberland  
NE46 1BS

**Our ref:** NA/2014/111579/01-L01  
**Your ref:** 14NP0089  
**Date:** 17 November 2014

Dear Sir/Madam

**APPLICATION TO PROVIDE TEMPORARY OFFICE ACCOMMODATION TO THE SOUTH OF EXISTING VISITOR FACILITIES IN WALLTOWN FOR A PERIOD OF 2 YEARS. WALLTOWN QUARRY PICNIC SITE, BRAMPTON, GREENHEAD, NORTHUMBERLAND, CA8 7HZ**

Thank you for referring the above application that was received on 28 October 2014.

The Environment Agency has no comments to make in respect of the application as submitted.

I have sent a copy of this letter to the agent/applicant.

Yours faithfully

**Susan Davison**  
**Planning Officer - Sustainable Places Team**

Direct dial [REDACTED]  
Direct fax [REDACTED]  
Direct e-mail [REDACTED]

cc Cundall

Environment Agency  
Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
End

**From:** Park, Gary [REDACTED]  
**Sent:** 17 November 2014 16:20  
**To:** DC Consultation  
**Cc:** Chris Stanworth  
**Subject:** [PROTECT]14NP0089 - App to provide temp office accommodation to the south of in Walltown for a period of 2 years at Walltown Quarry Picnic Site, Brampton, Greenhead (reconsultation)  
**Attachments:** SRU091454-Memo.pdf

Please find attached Public Protection's final 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]  
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E-mail: [REDACTED]  
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Northumberland County Council have classified this Email as PROTECT



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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:** 17/11/2014

**Our Ref:** SRU091454

**Planning Ref:** 14NP0089

**Subject:** Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years (additional information received).

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

---

I refer to your consultation dated 28 October 2014 and attachments:

- Application for Planning Permission completed on or on behalf of the applicant and dated 15/09/2014
- Planning, Design and Access Statement produced by Cundall Johnston & Partners LLP, Job No 10101045 (Rev A) and dated 25/09/2014
- Proposed Eco Units Plans & Elevations produced by Tims Morris Building Consultancy & Design, Drawing No 140040-07 (revision A) dated Aug '14
- Proposed Eco Units Plans & Visitor Centre Elevations produced by Tims Morris Building Consultancy & Design, Drawing No 140040-08 dated Aug '14
- Proposed Site Plan (Application 1 & 2 Combined) produced by Tims Morris Building Consultancy & Design, Drawing No 140040-09 dated Aug '14
- Extended Phase 1 Survey Report produced by Ryal Soil and Ecology, no reference and dated August 2014
- Foul Drainage Assessment Form (FDA1) completed on or on behalf of the applicant and dated 16/10/2014
- Various arboricultural reports and plan produced by E3 Ecology Ltd

Contd/



Opinion

Public Protection does not object to the proposal providing that the measures detailed in the application documents are implemented as stated.

	Name	
Prepared by	Gary Park	
Checked by	Wendy Stephenson	

**From:** Robert Mayhew  
**Sent:** 17 November 2014 15:15  
**To:** DC Consultation  
**Subject:** RE: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Chris,

14NP0089 - 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.

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 current visitor facilities 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 would say that the port-a-cabin appearance is not in keeping with the local vernacular or landscape character of the area, nor is the white colour chosen for the exterior walls. I do therefore have concerns with the proposals as currently set out in this application. However, I appreciate that the effect that this proposed development is mitigated to a certain degree by locating the port-a-cabins behind the current visitor facilities building and set back within the existing semi-mature woodland currently found on site. The existing facilities building and woodland will help screen the proposed development from the key receptor sites identified above but the colour still concerns me as the white units will undoubtedly draw one's eye to them and make them stand out un-necessarily. Based upon the details within this application I believe that this proposed development will have a significant effect upon the landscape character or views of this part of the National Park. If the applicant was prepared to rethink the choice of exterior colour for the eco cabins, say to a olive green colour (RAL 6003 or BS381 220) then the significance of the effect would be reduced.
- 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. Depending on the intended duration that this facility will be occupied, during the dark winter months it may be preferable to have interior blinds fitted to east and west facing windows to shut out any light pollution generated from interior lighting if extended evening use is anticipated.
- I welcome the applicant undertaking a tree constraints assessment, and providing a tree protection plan and arborcultural method statement with this application. Having spoken to the planning team I also understand that the 22,000 litre klargester identified on drawing 140040-09 within the wooded area is no longer part of this application and as such my comments do not relate to the potential effects that this structure might have if installed on site.

In relation to the implications of locating the eco cabins at the back of the current visitor facility block I understand that three of the existing trees found on site are recommended for removal (T7, T8 and T9 as per Figure 2). I noted that table 1 indicates that T6 is affected rather than T9 so it might be worth checking with the applicant the numbering within tables 1 and 2 of the proposed tree protection plan. I agree with the findings of the report in that the

Loss of these three trees is not deemed significant. However, in line with good practice, I would recommend that as a minimum, three new trees are planted elsewhere on site thereby acknowledging the loss of trees as a result of this application but the importance to replace these for biodiversity reasons as well as to minimise the impact on carbon sequestration occurring on site.

Due to their close proximity to the eco cabins I am happy that the stumps of trees T7 and T8 are removed but has the applicant considered pollarding the oak tree T9 rather than felling? If the eco cabins are to be removed in a couple of years time, the amount of re-growth from the oak should not be sufficient to interfere with the cabins and once removed this tree can be left to grow as a pollard rather than a standard. Who knows it may even provide wood fuel for the log burner in the adjacent tea room facility in years to come!

Finally, I welcome the identification of a tree protection zone and associated measurers. I understand that the proposed development works will not affect the other seven trees within the construction exclusion zone, either above ground or their root systems below ground. I am therefore content that there will not be a significant effect upon nearby trees as a result of this development.

#### **Recommendations**

- a) Consider acquiring the eco cabins in an olive green colour (RAL 6003) or similar so that they visually fit better with the woodland backdrop that they are set within;
- b) Plant a minimum of three replacement trees elsewhere on site in order to mitigate the biodiversity and carbon sequestration loss occurring as a result of this project;
- c) Consider pollarding tree 9 as identified in Figure 2 of the Tree Protection Plan rather than felling and stump grinding as this tree does not necessarily have to be lost as a result of this proposed development.

In conclusion then, on the grounds of the applicant choosing a white external colour for the eco cabins I formally object to this application on the grounds that it will have a significant effect upon the landscape character and views of this part of the National Park. If they see fit to comply with recommendation 'a' above then this objection would be removed.

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

regards

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

From: DC Consultation

Sent: 22 October 2014 15:58

To: Robert Mayhew

Subject: Planning Application Consultation 14NP0089 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/planningAppDisplay.aspx?AppNo=14NP0089>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer  
Tel: [REDACTED]

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**From:** Karen Little [REDACTED]  
**Sent:** 18 November 2014 13:41  
**To:** DC Consultation  
**Subject:** FW: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ  
**Attachments:** eCon\_Mrs K Little - Clerk to Greenhead Parish Council.doc

Following the meeting of Greenhead Parish Council on Monday 17th November there were no objections to the above planning application.

Regards

Karen Little  
Clerk