



Reference No. 12NP0114

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

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Applicant :

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

Construction of new lodge to provide visitor accommodation at Carraw Farm, Humshaugh, Hexham, Northumberland, NE46 4DB.

as described in application reference **12NP0114** and in the plans and drawings attached to it, subject to the following conditions:

- 1. Duration of consent:** 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.

2. **Approved plans and drawings:** Other than in respect of the matters to be dealt with under other conditions, the development shall be completed in accordance with the following documents, plans and drawings submitted to Northumberland National Park Authority on 12 February 2013.

- Carraw Farm, Proposed New Lodge - Proposed Plans and Elevations - **CF/09/PPE/08**
- Carraw Farm, Proposed New Lodge - Proposed Block Plan - **CF/09/PBP/03**
- Carraw Farm, Proposed New Lodge - Proposed Site Plan - **CF/09/PSP/05**
- Carraw Farm, Proposed New Lodge - Proposed Site Plan - **CF/09/PSPT/07** [topographical]

- Information submitted to Northumberland National Park Authority on 12 February 2013 which relates to the separate Scheduled Monument Consent application – as set out in the document entitled “**document showing detailed description of proposed works**” and all plans and drawings attached to that document, including:
 - **13017/SMC/01** – present farm arrangement at January 2013
 - **13017/11** – service plans as proposed
 - **13017/SMC/02** – plan showing proposal 2b-2i
 - **Figure 3** – detail of wall in south west corner of watching brief area
 - **Figure 2** – watching brief area

Reason: To relate the permission to the correct plans and to ensure development is undertaken in a manner which avoids harm to archaeology.

3. **Appearance of the east elevation:** No development shall take place until a revised elevation plan for the East elevation of the lodge, which shows details of the proposed materials and how the timber cladding proposed on the application plans will be replaced by natural stone (or such other material that is approved by the local planning authority), has been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

Reason To ensure the building is acceptable in design terms, in particular when viewed from the East.



4. **Hard and soft landscaping:** No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure (to include all proposed new or altered fences and walls); car parking and drop off area layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the development being brought into use.

Reason: To manage the visual impact of the development and to ensure accordance with Policies 3 and 20 of the Northumberland National Park Authority Core Strategy and Development Policies document, March 2009, and the Landscape Supplementary Planning Document

5. **Materials:** No development shall take place until samples of the materials to be used in the construction of the external surfaces of the lodge building hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.

Reason To manage the visual impact of the development and to ensure accordance with Policy 3 of the Northumberland National Park Authority Core Strategy and Development Policies document (March 2009) and the Northumberland National Park Authority Design Supplementary Planning Document (September 2011).

6. **External lighting:** Details of any external lighting to be put in place in association with the approved building, car parking areas or access routes shall be submitted to, and approved in writing by, the local planning authority before such lighting is installed. Development shall be carried out in accordance with the approved details.

Reason To manage the impact of any light generated by additional external lights, in accordance with Policy 19 of the Northumberland National Park Authority Core Strategy and Development Policies document (March 2009), and to protect the quality of the night sky.

7. **Ecology:** All works on site will be undertaken in accordance with the great crested newt method statement set on pages 25-27 of the document "Ecological Survey Carraw Farm Report No 2 Final March 2013" as received by Northumberland National Park Authority on 18 March 2013.

Habitat piles will be created using deadwood from the felling of areas of the immature plantation. These will be located within the woodland to the north of the site, within the owner's landholding, to create amphibian friendly habitats.

If no development takes place within 2 years of the ecological survey report mentioned above, then the data and impacts of the development will be reviewed to ensure that the data and impact assessment remains accurate. Any revisions to the mitigation measures identified will be submitted to and approved in writing by the local planning authority and development shall be carried out in accordance with the approved details.

Reason To minimise the risk of causing harm to great crested newts, and to ensure accordance with Policy 17 of the Northumberland National Park Authority Core Strategy and Development Policies document (March 2009).

8. **Renewable energy:** No development shall take place until details have been provided on how renewable energy will be embedded in the development. This should demonstrate that at least 10% of the predicted energy requirements of the development will be offset by those renewable energy measures.

Reason To ensure the development achieves the renewable energy requirements of Policy 25 of the Northumberland National Park Authority Core Strategy and Development Policies document (March 2009).



9. **Trees:** No development shall take place until full details of the trees to be removed and retained have been submitted to, and approved in writing by, the local planning authority and these works shall be carried out as approved. This information shall include details of how any retained trees will be protected during the construction period and once the building is brought into use. None of the retained trees within the plantation to the East of Carraw Farm shall be cut down, uprooted or destroyed, be topped or lopped without the written approval of the local planning authority.

Reason To ensure those trees which are to be retained are not damaged during construction or as a result of the approved development, so as to retain their landscaping and screening benefit.

10. **Archaeology:** No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to, and approved in writing by, the local planning authority.

Reason To ensure that development does not cause damage to the nationally significant archaeological remains in the area and to ensure accordance with Policy 18 of the Northumberland National Park Authority Core Strategy and Development Polices document (March 2009.)

11. **Highways (1):** Prior to commencement of the development hereby approved, provision shall be made for a temporary storage area off the highway to accommodate the storage of materials during the development of the site in accordance with details to be approved in writing by the Planning Authority.

Reason To avoid obstruction of the adjacent highways by construction materials, in the interests of amenity and highway safety.

12. **Highways (2):** Prior to commencement of the development hereby approved, provision shall be made for a temporary car park within the site to accommodate operatives and construction vehicles during the development of the site in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To avoid obstruction of the adjacent highways by operatives and construction vehicles, in the interests of amenity and highway safety.

13. **Highways (3):** The area allocated for parking and manoeuvring on the submitted plan shall be properly consolidated, surfaced and drained before the use commences and shall not be used other than for the parking and manoeuvring of vehicles in connection with the development hereby permitted.

Reason: To ensure that there is adequate space within the site for the parking and manoeuvring of vehicles clear of the highway.

14. **Highways (4):** Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway in accordance with a scheme of details of which shall first have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To reduce the risk of flooding and to prevent damage to the highway.



Summary of reasons for the grant of Planning Permission

The proposed development will provide good quality tourist accommodation which will meet a local demand and support an existing business. It will be fully accessible to visitors with disabilities. The proposed development is generally acceptable in terms of design and landscape providing certain details are managed through the use of planning conditions. The proposed development is therefore considered acceptable in the context of relevant national and local policies.

Summary of Development Plan Policies and Proposals Relevant to this Decision

Northumberland National Park Authority Core Strategy and Development Policies March 2009:

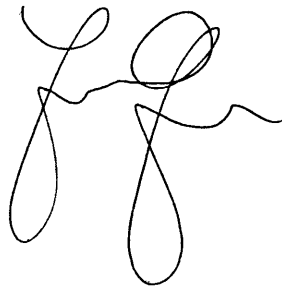
- Policy 1 - Sustainable Development
- Policy 2 - Climate Change
- Policy 3 - General Development Principles
- Policy 5 - General Location of New Development
- Policy 14 - Sustainable Local Economy
- Policy 15 - Sustainable Tourism & Recreation
- Policy 17 - Biodiversity & Geodiversity
- Policy 18 - Cultural Heritage
- Policy 19 - Tranquility
- Policy 20 - Landscape Quality & Character
- Policy 25 - Renewable Energy & Energy Efficiency

Design Guide SPD
Landscape SPD

Positive and proactive planning statement

Officers provided detailed advice throughout the planning process. This enabled the applicant to make revisions to the development proposals which the local planning authority felt able to approve subject to the planning conditions set out in this decision letter.

Dated this: **22 March 2013**

A handwritten signature in black ink, consisting of several loops and a wavy line extending to the right.

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/pes 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.