



Reference No. 14NP0102

TOWN AND COUNTRY PLANNING ACT 1990

Schedule 2, Parts 6 & 7 of The Town and Country Planning (General Permitted Development Order) 1995

Agent :

JamesRobsonBrown
Slaterfield Fell
Simonburn
Hexham
Northumberland
NE48 3AU

Applicant :

Hesleyside Estate
Hesleyside Hall
Bellingham
Hexham
Northumberland
NE48 2LA

Under the above Act, Northumberland National Park Authority hereby grants prior approval for:

Approval of details of siting and means of construction in respect of proposed brash mat roads approx 1150 metres in length to facilitate timber extraction at Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA.

as described in application reference **14NP0102** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

Reason: To meet with the requirements of Part 7 of the General Permitted Development Order 1995 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
- Application Form received on 5th November 2014
 - Location Plan indicating track repairs and brash mats, received on 5th November 2014
 - Location plan of proposed works received on 13th November 2014
 - Typical extraction route sections received on 13th November 2014
 - Typical Activity Descriptions received on 13th November 2014
 - Specification/Bill of Quantities received on 13th November 2014
 - Forestry Commission Application: Supplementary Notice of Operations with a Site of Special Scientific Interest (SSSI) received on 10th December 2014

Reason: For the avoidance of doubt, to enable the LPA to adequately control the development and to conform with Policies 1, 3, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

Informative Notes :

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 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.



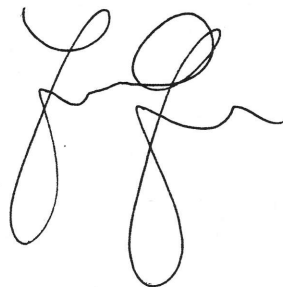
2. This Planning Application is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. If there is a condition that requires work to be approved prior 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.

3. Any changes to the proposed works as defined in the document “Supplementary Notice of Operations within a Site of Special Scientific Interest” or upgrade to track surfaces within the SSSI which may be classed as permitted development for planning purposes would require consent from Natural England.

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: **29 January 2015**

A handwritten signature in black ink, consisting of several loops and a wavy tail, positioned centrally on the page.

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.