



Reference No. 15NP0009

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

Agent :

S Curtis
Cundall LLP
Horsley House
Regent Centre
Gosforth
Newcastle-upon-Tyne
NE3 3LU

Applicant :

Northumberland National Park Authority
Eastburn
South Park
Hexham
Northumberland
NE46 1BS

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

The erection of a timber framed and clad rangers' store and a new borehole to be sunk west of the existing visitor centre at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ.

as described in application reference **15NP0009** and in the plans and drawings attached to it, subject to the following conditions:

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans, documents and correspondence:
- Proposed Site Plan **140040-23** received on 16th February 2015
 - Proposed Wood Store Plans & Elevations **140040-24** received on 30th January 2015
 - Existing Site Plan **140040-22** received on 30th January 2015
 - Environmental Management System Site Layout **140040-31** received on 30th January 2015
 - Site Location Plan **140040-21** received on 9th February 2015
 - Planning, Design, Access and Heritage Statement **10101045 Rev B** received on 9th February 2015
 - Application Form received on 30th January 2015
 - Letter **MT/Is/140040** received on 30th January 2015

Reason: For the avoidance of doubt, to enable the local planning authority to adequately control the development and for the development to accord with Policies 1, 3, 5, 8, 14, 15, 17, 18, 19, 20, 22, 25 and 27 of the Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

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 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.



4. Prior to the commencement of works to install the borehole, written verification shall be provided to and agreed in writing by the Local Planning Authority. The written verification should confirm that there will be a sufficient supply of wholesome water to serve the development, in addition to existing consumers. The assessment shall be based on the average household consumption of 125 litres per person per day or other such quantity as may be required by any non - domestic water usage.

Reason: To ensure that there would be a sufficient supply of wholesome water to serve the development, without having a harmful effect on local amenity through effects on other private water supplies, in accordance with Policies 1, 3 and 27 of the Core Strategy.

Informative Notes :

1. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on **0345 762 6848**. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.



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 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.

3. 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.

4. Under the Water Resources Act 1991, for any new borehole drilled to a depth of greater than 15m for water supply purposes, there is a responsibility to supply details of the boreholes construction (borehole log) including depth, width, geology encountered, casing installed and locations of any water strikes to the British Geological Survey (BGS). The information should be sent to:

Data Collection Officer
National Geological Records Centre
British Geological Survey
Keyworth
Nottingham
NG12 5GG
geodata@bgs.ac.uk

We note that the information supplied by the applicant states that the new borehole will be located ~52m away from the existing package treatment outfall. In order to ensure that the quality of the water in the borehole is not impacted by the discharge we recommend that the borehole is located up gradient of the discharge where possible and at as far a distance as is reasonably practicable.

It should be noted that the quality of the water may not improve with depth and will be dependent on the type of bedrock encountered. We are aware that the Alston Formation can be of poor quality and minewater is known to be impacting the Tipalt Burn which lies to the west of the site. Also if the Whin Sill is encountered it may not yield significant quantities for a sustainable water supply and may be difficult to drill through.

If the applicant will be abstracting more than 227 m³/d (for <31 days only) (50,000 gallons) or 4545 m³/year (1000000 gallons) they are required to apply to the Environment Agency for an abstraction licence. If there is uncertainty regarding the volumes to be abstracted it would be beneficial to contact us as soon as possible for help and advice.

5. The Environment Agency recommend visiting <http://www.environment-agency.gov.uk/research/planning/82584.aspx> for standing advice regarding general surface water drainage issues.



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: **19 March 2015**

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.