



Reference No. 15NP0005

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

Agent :

Newcastle City Council
Design Services
Civic Centre 8th Floor
Barras Bridge
Newcastle upon Tyne
Tyne and Wear
NE1 8PD

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:

Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works at Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT.

as described in application reference **15NP0005** 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:
- Application Form received on 28th November 2014
 - Design & Access Statement received on 28th January 2015
 - Environmental Impact Assessment received on 28th November 2014
 - Tree Survey received on 28th November 2014
 - Water Supply Assessment received on 28th November 2014
 - Flood Risk Assessment received on 28th November 2014
 - Foul Drainage Assessment received on 28th November 2014
 - Foul Drainage Assessment Form (FDA1) received on 28th November 2014
 - External Lighting Revised received on 28th November 2014
 - Location Plan Drawing No. 01, Rev B received on 28th November 2014
 - Existing Site Plan Drawing No. 02 received on 28th November 2014
 - Proposed External Layout Drawing No. 07, Rev D received on 28th November 2014
 - External Works Compass Area Detail Drawing No. 08, Rev B received on 5th November 2014
 - Tree Survey Plan Drawing No. 13, received on 28th November 2014
 - Proposed Site Plan Drawing No. 05, Rev A received on 28th November 2014
 - Existing Site Plan Drawing No. 06 received on 28th November 2014
 - Existing and Proposed Plans and Elevations Drawing No. 03, Rev A received on 28/01/15
 - Existing and Proposed Section Drawing No. 04 Rev A received on 28th November 2014
 - Existing Foul Drainage + Proposed Borehole Location Drawing No. 11 received on 1/12/14
 - Electrical Installation Power and Lighting Drawing No. G5043/F/01, Rev A received on 28th November 2014
 - Email from Richard Barnes entitled RE: Bulby's Wood DM/14/MISC/5166 regarding renewable energy and energy efficiency, dated 6th November 2014

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, 7, 8, 14, 15, 17, 18, 19, 20, 22, 25, 27 and 28 of the Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).



3. The external lighting proposed shall be carried out in strict accordance with the design, location and operational methodology set out in the External Lighting Revised document received on 28th November 2014. Should any variation to the approved lighting scheme be proposed, or additional lighting be proposed, then, prior to the fixing of any additional or varied 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, unless removed.

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 and 19 of the Core Strategy and NPPF.

4. Prior to the installation of the proposed borehole, accurate details of borehole specification, including the width and depth shall be provided to and approved in writing by the local planning authority. The borehole shall be installed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To allow the local planning authority to adequately manage the impacts of the proposed borehole, in accordance with Core Strategy Policies 1 and 17 and the NPPF.

5. Prior to the installation of the proposed electric vehicle charging points, full details of the design and location of the charging points shall be submitted to and approved in writing by the local planning authority. The approved charging points shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to protect the visual amenity of the area and to ensure that the pedestrian access to the site remains accessible by all users and access is not obscured by the presence of vehicle charging points, in accordance with Core Strategy Policies 1, 3 and 12 and the NPPF.

6. Prior to the proposed development first being brought into use, the development shall be carried out in accordance with the recommendations set out in the Flood Risk Assessment received on 28th November 2014.

Reason: To ensure that there is no unacceptable risk of flooding, in accordance with the NPPF and Core Strategy Policy 27.

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 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.



3. The applicant has been advised to contact Northumberland County Council Rural Reactive Private Water Team on **01670 620374** with regard to the extraction of ground water from the borehole for use in the proposed building.

Northumberland County Council Environmental Protection also wish to refer the applicant to the PPG 5 note on Works and maintenance in or near water. These guidelines cover construction and maintenance work in, near or liable to affect surface waters and groundwater.

All of the Pollution Prevention Guidance (PPG) notes are available at www.environment-agency.gov.uk/ppg.

4. Due to the proximity of the River Tweed SAC and SSSI, it is recommended that the existing septic tank should be emptied on at least an annual basis as good practice. This is to ensure proper operation of the system and prevent pollution incidents from overflow into the adjacent watercourse.
5. It is recommended that phosphate free detergents are used in the toilet block as good practice. This is to ensure that small amounts of phosphate do not enter the river despite the soakaway system since the existing soakaway is reasonably close to the river edge.
6. Under the terms of the Environmental Permitting Regulations (England and Wales) 2010, anyone intending to discharge volumes of sewage effluent of 5 cubic metres per day or less to surface waters or 2 cubic metres per day or less to ground may be eligible for an exemption. The EA are currently working with Defra to review their approach to regulating these small sewage discharges. Whilst this review is underway the EA will not require registration of small sewage discharges in England under an exemption as previously required, as long as you comply with the conditions set out in their Regulatory Position Statement.

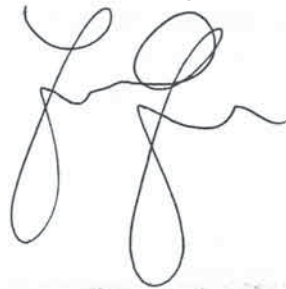
This is available at:

<http://www.environment-agency.gov.uk/homeandleisure/118753.aspx>

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.