

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	15NP0011
<b>Description / Site Address</b>	Approval of details reserved by conditions 3 and 4 of planning permission 14NP0048 in respect of change of use and conversion of redundant estate buildings to micro-distillery and installation of plant and machinery to support this use, including erection of a lean-to storage shed to the East elevation and a chemical store at The Old Coach House, Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN
<b>Consultation Expiry</b>	5 March 2015 (Statutory Consultee)
<b>Last date for decision</b>	9 April 2015

### Details of Proposal

Consent was granted under reference 14NP0048 for the proposal detailed above. This application was subsequently amended by a non-material amendment application (15NP0001), which sought to add a 1.2 metre high flue, located to the rear.

This application seeks to discharge the requirements of conditions of 3 (waste water management) and 4 (lighting) of 14NP0048, which are explained in more detail in the *Assessment* section of the report.

### Planning Policy

- *NNPA Core Strategy and Development Policies Document (Core Strategy)*
  - Policies 1, 3, 17, 19
- *National Planning Policy Framework*

### Relevant Planning History:

15NP0001 – Non-material amendment following grant of planning permission 14NP0048 in respect of change of use and conversion of redundant estate buildings to micro-distillery and installation of plant and machinery to support this use, including erection of a lean-to storage shed to the East elevation and a chemical store - Approved

14NP0048 – Change of use and Conversion of Redundant Estate buildings to Micro-Distillery and installation of plant and machinery to support this use including the erection of a lean-to shed to the east elevation and a chemical store at Whitefield Hall, Hepple, Morpeth, Northumberland, NE65 7LN – Approved with conditions

### Summary of Consultations/Representations

**Natural England:** No comments to make.

**NNPA Ecologist:** No objections or comments.

## **Assessment**

### **Condition 3**

Condition 3 sought the approval of a waste water management plan. The reason for the condition was to ensure that watercourse and the adjacent SSSI are protected in accordance with Core Strategy Policy 17. Core Strategy Policies 1 and 3 and the NPPF (in particular Chapter 11) are also relevant.

A waste plan has been provided, which identifies the various waste streams from the proposed use of the building and how each would be managed. As the reason for the condition was due to potential impacts on watercourses and the SSSI, this is the sole consideration in assessing the discharge of this condition.

The National Park's ecologist has stated that the treatment measures for waste water seem suitable and believes that it is unlikely that there will be negative impacts on the River Coquet SSSI, or other watercourses downstream. Natural England has not sought to add any further comments. In light of this, it is considered that the proposed waste plan accords with Core Strategy policies 1, 3 and 17 and the NPPF.

### **Condition 4**

Condition 4 sought the approval of a scheme of external lighting that is to be installed. The reason given for this is due to the landscape amenity of the site, in accordance with Policy 20.

However, it is considered that for external lighting in such a location, the main consideration is the effects of light upon the tranquillity of the National Park, rather than upon landscape character, in accordance with Core Strategy 19. It is considered that Policies 1 and 3 of the Core Strategy and the NPPF (in particular Chapter 11) are also relevant.

The lighting plan submitted states that the proposed lights are LED floodlights, with a luminance of 2,400 lumens. Currently there is no adopted planning policy on this issue beyond the provisions of Policy 19; however the Northumberland Dark Sky Park provides useful guidance to assess lighting within this area, in order to determine applications against Core Strategy policies and the NPPF.

This guidance states that light sources in excess of 1,000 lumens should be "fully shielded" i.e. a completely flat glass window mounted horizontally. This is achieved in this case and the lighting therefore accords with this guidance.

An example photograph provided demonstrates that these would be pointed directly downwards to minimise light spill. The range of the beam is 100 degrees (i.e. 50 degrees either side of this angle). A light spill within a range of only 50 degrees outside the position directly downwards is a relatively low spillage of light and is considered to be acceptable.

Only three of these lights are proposed, outside doorways and stairs where lighting is likely to be required. They are therefore unlikely to have any substantial harmful impact upon the tranquillity of the National Park.

**Recommendation**

It is recommended that both conditions 3 and 4 are discharged, subject to the implementation of the development in accordance with the following submitted plans and documents:

Condition 3 in accordance with:

- Waste Plan received on 10<sup>th</sup> February 2015

Condition 4 in accordance with:

- Outside Lighting Plan, received on 10<sup>th</sup> February 2015
- Proposed Plans & Elevations N09 Rev 3, received on 10<sup>th</sup> February 2015

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management</b> OR <b>National Park Officer</b>		