



Reference No. 14NP0048

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

Applicant :

Sir Walter Riddell
Whitefield Hall
Hepple
Morpeth
Northumberland
NE65 7LN

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

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.

as described in application reference **14NP0048** 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 and documents:
- Application Form received on 23rd May 2014
 - Site Location Plan received on 19th May 2014
 - Existing and Proposed Plans Drawing No1 received on the 19th May 2014
 - Machinery Specification Document (Muller series Aroma) received on 21st May 2014
 - Container Storage Specification Document received on 24th March 2014
 - Existing and Proposed Plans, Elevations and Sections received on 13th May 2014
 - Package Sewerage Treatment Plant Specification Document received on the 24th March 2014.

Reason: For the avoidance of doubt, to enable Northumberland National Park Authority to adequately control the development and to conform with Policies 1, 3, 7, 14,17, 20 and 25 of the Northumberland National Park Authority Core Strategy and Development Policies Document and the National Planning Policy Framework.

3. Prior to the operation of the development hereby approved details of a waste water management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved waste water management plan shall be implemented in accordance with the approved details for the lifetime of the operation of the development hereby approved.

Reason: To protect the quality of the water courses and the adjacent SSSI and ensure the development complies with Policy 17 of the Northumberland National Park Core Strategy and Development Policies Document.

4. Prior to the commencement of development a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing the external lighting treatment to be installed on the building hereby approved.

Reason: In the interests of landscape amenity of the site and to ensure accordance with Policy 20 of the Northumberland National Park Core Strategy and Development Policies Document.



Informative Notes :

1. DEVELOPMENT LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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 Northumberland National Park's 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. It is advised that the applicant should seek any necessary approval for the storage of hazardous chemicals at the location indicated on the proposed site layout. The storage of hazardous chemicals at the location indicated on the proposed layout. The storage of these chemicals may need to follow guidance from DEFRA and the Environment Agency.

Please note that to prevent land contamination and pollution of any regulated water courses or groundwater, storage of hazardous chemicals would normally require a bund around any IBC chemical storage to contain 110 per cent of the maximum capacity of the largest tank or drum. It would also be prudent to have an outside store covered to prevent rainwater filling the bund or rain causing an overflow during or after a catastrophic failure of any drum/tank.



Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **17 July 2014**

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.