

DELEGATED DECISION REPORT

Application Reference Number	15NP0013
Description / Site Address	Approval of details reserved by conditions nos. 7 and 9 of planning permission 14NP0080 in respect of alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ
Consultation Expiry	2 March 2015 (Internal Consultee only)
Last date for decision	13 April 2015

Details of Proposal

Consent was granted under reference 14NP0080 for the proposal detailed above. This application seeks to discharge the requirements of conditions of 7 (agreed bat box relocation) and 9 (agreed swallow platform relocation) of this permission, which are explained in more detail in the *Assessment* section of the report.

Condition 4 (samples of certain materials) still requires discharging, as would condition 5, if new external lighting is proposed.

Planning Policy

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

Relevant Planning History:

- 15NP0009 – 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.
- 14NP0089 – Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years – approved with conditions
- 14NP0080 – Alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre – approved with conditions
- 04NP0020 - Change of use of general purpose visitors' amenity building to provide retail facility and refreshments – approved with conditions
- 03NP0011 – Installation of 2 cycle lockers – approved with conditions

Summary of Consultations/Representations

NNPA Ecologist: No objections.

Assessment

Condition 7

Condition 7 sought the relocation of a bat box within the covered area that is to be converted into an internal area, to prevent harm to bats in accordance with Core Strategy Policies 1, 3 and 17. The NPPF (in particular Chapter 11) and the Habitats Regulations are also relevant.

It is proposed to relocate the bat box just under the eaves of the roof on the west elevation of the building. NNPA's Ecologist has been consulted on this proposed relocated bat box location and has confirmed that this is satisfactory. It is considered that the proposed location allows the development to accord with Core Strategy policies 1, 3 and 17 and the NPPF.

Condition 9

Condition 9 seeks the removal and relocation of a swallow platform and nests outside the nesting period, to prevent harm to nesting birds in accordance with Core Strategy Policies 1, 3 and 17. The NPPF (in particular Chapter 11) and the Habitats Regulations are also relevant.

The National Park ecologist's comments specifically requested the removal of the swallow platform and another location founded and a condition was accordingly worded. On consideration of this application, the ecologist has stated that there is in fact no artificial swallow platform or artificial swallow nests to relocate and that all nests are in fact natural.

The natural nests were removed after the breeding season and the ecological advice, although no new locations have been proposed for these nests. However, the ecologist has raised no objection to this. Netting is also proposed within the roof space of the area that is to be enclosed, which will prevent swallows and house sparrows from establishing new nests before this part of the building becomes fully enclosed. Tell tale tags to prevent entanglement and injuries to birds have also been included on the specification. On the basis of the ecological advice provided and having regard to the Habitats Regulations, it is considered that the information provided is sufficient to discharge condition 9 as it would ensure that the development accords with Core Strategy policies 1, 3 and 17 and the NPPF.

The condition has also been worded to ensure that all natural nests should be removed and another suitable location found, again on the basis of the ecologist's comments.

Recommendation

It is recommended that both conditions 7 and 9 are discharged, subject to the implementation of the development in accordance with the following submitted plans and documents:

Condition 7 in accordance with:

- Annotated Plan (Drwg No 140040-13) received on 13th February 2015
- *Descriptive Information* received on 13th February 2015

Condition 9 in accordance with:

- Annotated Plan (Drwg No 140040-13) received on 13th February 2015
- *Descriptive Information* received on 13th February 2015
- Document entitled '*Netting*' received on 13th February 2015

	Signature	Date
Planning Officer		
Head of Development Management OR National Park Officer		