

Reference No. 15NP0017

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

Applicant :

Land of Joy
Greenhaugh Hall
Greenhaugh
Hexham
Northumberland
NE48 1PP

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

Erection of 2 No. polytunnels within walled garden at Greenhaugh Hall, Greenhaugh, Hexham, Northumberland, NE48 1PP.

as described in application reference **15NP0017** 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 24/2/15
- Design and access statement received on 24/2/15
- Proposed site area (1:1250) received on 24/2/15
- Plan and elevation drawing for a polytunnels of 30 x 18 x 9 ft (1:50) received on 17/3/15
- Plan and elevation drawing for a polytunnels of 36 x 18 x 9 ft (1:50) received on 17/3/15

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 6, 8, 17, 18, 19, 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the National Planning Policy Framework.



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. Coal Authority – 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.

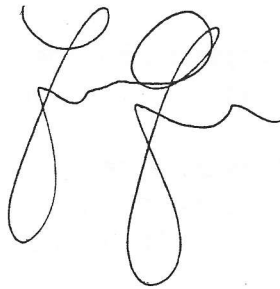
Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

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

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: **30 April 2015**

A handwritten signature in black ink, consisting of several loops and a wavy tail, positioned centrally on the page.

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.