



## DELEGATED DECISION REPORT

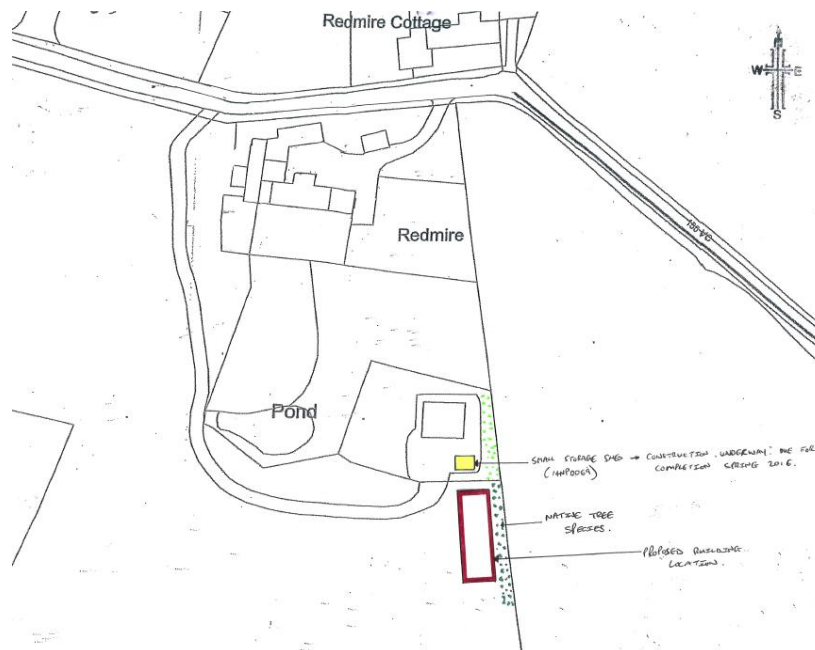
<b>Application Reference Number</b>	15NP0105
<b>Description / Site Address</b>	Construction of general purpose agricultural building at Redmire, Tasset, Hexham, Northumberland, NE48 1NX
<b>Expiry date of publicity / consultations</b>	18 December 2015
<b>Last date for decision</b>	20 January 2016

### Details of Proposal

Planning permission is sought for the construction of a general purpose agricultural building on land south of Redmire, west of Lanehead, Tasset.

The application site is located south of the property known as Redmire, which is accessible via a private drive leading from the minor Lanehead to Donkleywood road. The wider site, together with Redmire Cottage (to the north), comprises one of three groups of building dispersed to the south and west of central Lanehead, which together form the settlement known as Lanehead.

The site, alongside Redmire and its curtilage and outbuildings, comprises an agricultural field extending to approximately 3 hectares, bounded to the north by this Donkleywood road and bordered to the south west by the Tasset Burn and Tasset Castle Scheduled Ancient Monument, further surrounded by agricultural land.



The proposed building would occupy a footprint of 8.5m x 19.2m, comprising 5 open bays, with a dual-pitched roof extending to ridge and eaves heights of 4.4m and 3m respectively. The building would be finished with vertical Yorkshire timber boarding, roofed with grey fibre cement sheets interspersed with clear rooflight sheeting, utilising natural lighting for each bay. The open side of the building would face inwards towards the west of the site and existing area of hardstanding, access to which is obtained via a track which meets the main road to the west of Redmire.



The building would be utilised as a general storage building for materials and machinery pursuant to agricultural purposes on the land. The scheme further incorporates the planting of a number of trees to the east (rear) of the building, in order to aid the screening of this from the adjacent road.

## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)

### **Local Policies**

#### **Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

Policy 1	<i>Delivering Sustainable Development</i>
Policy 2	<i>Climate Change</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>
Policy 22	<i>Trees, Woodlands and Forests</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>

### **Supplementary Planning Guidance**

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Emerging Policy**

Tarset & Greystead Neighbourhood Development Plan

### **Relevant Planning History**

**14NP0069** Construction of storage shed. *Conditional planning permission granted 06.10.2014*

**08NP0023** Proposed construction of timber field shelter. *Conditional planning permission granted 04.07.2008*

### **Consultation/Representations**

**Tarset Parish Council: No objections.**



**NNPA Historic Environment Officer: No objections.** *The applicant has considered alternative locations, and the proposed size and materials of the building would not cause harm to the setting of heritage assets within the surrounding area.*

**NNPA Access and Recreation Officer: No objections.** *As there are no Public Rights of Way in the vicinity, the development is not likely to impact upon existing public access within the area.*

**NNPA Ecologist: No objections.** *The building is not to be used for livestock, therefore no comments are raised regarding waste.*

**NNPA Landscape and Forestry Officer: No objections.** *The proposed materials are appropriate and in keeping with the smaller agricultural shed north of the development site. When viewed from the principle development receptor point, the minor road to the north of the site, the development would not impact significantly upon the landscape character of views of this part of the National Park.*

*No new lighting is proposed, and therefore the Dark Sky Park status of the National Park would not be affected. Care should be taken during construction in order to ensure that the 2no. semi-mature trees to the south and east of the proposed site are not damaged.*

## **Assessment**

The main issues to be taken into consideration in the assessment of this application are:-

- The Principle of the Development;
- Building design and amenity
- Landscape character and tranquillity of the National Park
- Ecology and Biodiversity;
- Impact upon Cultural Heritage;
- Highways & Rights of Way; and
- Energy Efficiency and Renewable Energy.

### **The Principle of the Development**

The National Planning Policy Framework makes clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, demonstrating high quality design and sustainable construction; these are addressed later in this report.

The application site is located to the western fringe of Lanehead, identified by Core Strategy Policy 5 as a Local Centre, whereby new local needs development should be focussed. The nature of the proposed development as an agricultural shed is such that this does not constitute 'local needs development'; nevertheless it is considered that this would be positioned in an appropriate and sustainable location, being sited on agricultural land to which the purpose of the building relates, and in this respect would accord with the provisions of Policy 5.



The proposed development would contribute to the sustainability of a small agricultural enterprise and therefore the local economy as a whole. Subject to an assessment of the impact of the development upon the National Park's special qualities, it is considered that the proposal would accord with Core Strategy Policies 1, 14 and 21 in principle.

The type of application submitted is such that the principle of the building for which planning permission is sought must relate solely to agricultural purposes and land. In order to demonstrate that the building would fulfil these necessary criteria, the applicant has provided detailed evidence (documentation dated 05.01.2016) setting out the proposed use of the building and existing use of the surrounding land. On the basis of the information submitted, it is considered that the proposed building would be used for agricultural purposes, sited on agricultural land, and can therefore be considered under this application type. In order to ensure that the building is retained for this purpose, an appropriately worded Condition would be attached to any planning approval in order to control the future use of the building without the need for planning permission.

#### *Tarset & Greystead Neighbourhood Plan*

The submission version of the Tarset & Greystead Neighbourhood Plan has completed the consultation stage and is a material consideration in decision making; however, given the early stage of the plan, only limited weight can be given to the policies.

It is considered that the proposal does not conflict with the draft policies of the Tarset and Greystead Neighbourhood Plan, insofar as those policies accord with the adopted development plan and the NPPF, when assessed in the context of the presumption in favour of sustainable development outlined in the NPPF.

#### **Building design and landscape and visual impacts**

The NPPF states that "*good design is a key aspect of sustainable development and is indivisible from good planning*", and that development should be responsive to local character and distinctiveness. Core Strategy Policy 3 provides support for development proposals that conserve and enhance local character and the Park's special qualities through design that:

- Utilises materials appropriate to the site and setting;
- Is sympathetic in terms of scale, height, massing, siting, form, materials and colour; and
- Protects open space which contributes to amenity, character and setting of a settlement.

The overall design and scale of the proposed building are typical of a general purpose agricultural building, similar to those buildings permitted on the site under applications 14NP0069 and 08NP0023, and would be appropriate for the purpose and location of the building. The development is therefore considered to accord with Core Strategy Policies 1, 3 and 20, and the NPPF in this respect.

Due to the location of the proposed building and absence of nearby residential properties, it is not considered that there would be any adverse impact upon local amenity, in accordance with Core Strategy Policy 3.



View SE towards application site from existing graveled area. Dumper truck sits of concrete pad of partially-built shed permitted under 14NP0069

## **Landscape character and tranquillity and amenity of the National Park**

### *Impacts upon Landscape*

The application site is located approx. 50 metres from the minor road to the north east, which comprises the principle receptor point of the proposed development. The shed constructed under 08NP0023 is also visible from this location, screened in part by a belt of young trees planted as a screening aid in association with this development, in addition to which is the site of the building permitted under application 14NP0069 (*partly constructed; marked by the yellow dumper truck in the photograph below*).

Whilst visible from this location alongside these existing structures (including the 2014 shed not yet completed), the overall scale and design of the building proposed are such that this would not appear as an incongruent feature within the surrounding area. It is acknowledged that the construction of the proposed building would result in the siting of 3no. sheds on this area of the site, however it is not considered that this resultant cluster of buildings would impact significantly upon the landscape character or views of this part of the National Park, in accordance with Core Strategy Policy 20.

The applicant further proposes the planting of a number of native tree species (Alder, Birch, Oak and Scots Pine) along the eastern site boundary to the rear of the proposed shed, in order to aid the screening of the development, which is supported and considered to accord with Core Strategy Policy 22. In order to ensure the planting of these proposed trees, and appropriately worded Condition would be attached to any planning approval to this effect.



**Left:** Aerial view of site showing location of shed (star) and location of view from minor road (black point)  
**Right:** View SW towards site from adjacent minor road, as shown on adjacent map. Yellow dumper truck marks position of shed permitted under 14NP0069; blue tarpaulin indicates materials currently stored outside

The overall appearance of the site at present is reasonably organised and tidy; however it was noted during a site visit undertaken on 07.12.2015 that both machinery and materials are currently being stored outside (*as shown in photographs above and below*), which are visible from within the wider area. It is therefore considered that the storage of these materials within the proposed building, as stated in supporting information provided by the applicant, would constitute an improvement to the overall appearance of the site, consolidating this outside ‘clutter’ into an appropriately designed building.



Examples of materials and equipment currently stored outside on the site and adjacent hardstanding

### *Tranquillity*

On the basis of the Design and Access Statement submitted, it is understood that there is no lighting proposed as part of the development. It is however considered prudent to include a Condition restricting the installation of any further external lighting on the site which may be required in the future, in order to protect the tranquillity of the area, including the designated Dark



Sky Park. The proposal is therefore acceptable in terms of impact upon tranquillity in this respect, in accordance with Core Strategy Policy 19 and the NPPF.

### **Ecology and Biodiversity**

The biodiversity of Northumberland National Park is clearly defined as one of its special qualities in both the National Park Management Plan and Core Strategy documents, particularly Core Strategy Policy 17.

The development site does not fall within or directly adjacent to any designated ecological sites of international, national or local importance; this therefore does not represent a constraint in determining this planning application. The NNPA Ecologist has assessed the proposed development and on the basis that it is to be used for machinery and general storage, rather than for the housing of livestock, has raised no objections to this. The proposal is therefore in accordance with Core Strategy Policy 17 and the NPPF.

### **Impact upon Cultural Heritage**

The development site is located approximately 220m south east of a Grade II Listed bridge which spans the Tasset Burn, and approximately 250m north east of Tasset Castle Scheduled Ancient Monument. Due to the substantial distance between the proposed building and these structures, it is not considered that the development would cause harm to the setting of these heritage assets. The development proposal is therefore considered acceptable in terms of impact upon cultural heritage, in accordance with Core Strategy Policy 18 and the NPPF.

### **Highways and Rights of Way**

Due to the absence of any Public Rights of Way within the vicinity of the application site, the development would not impact detrimentally upon existing public access, in accordance with Core Strategy Policy 12. The proposed building would not impact detrimentally upon the safe operation of the surrounding highway network, in accordance with Core Strategy Policy 12.

### **Energy Efficiency & Renewable Energy**

Core Strategy Policies 1 and 2 seek to maximise energy efficiency in buildings and achieve the highest environmental standards. Policy 25 requires all new development to minimise the amount of energy used during construction and achieve high energy efficiency. The development comprises a simply designed building which would not incorporate external lighting, envisaged to have low energy requirements. It is therefore considered that it would not be reasonable to require 10% of energy requirements to be embedded through renewable energy in this case.

### **Recommendation & Conditions**

It is recommended that conditional permission be granted 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, dated 17<sup>th</sup> November 2015

Location plan (as amended), dated 25<sup>th</sup> November 2015

Block Plan (1:500)(as amended), dated 5<sup>th</sup> January 2016

Proposed Roof Plan, dated 17<sup>th</sup> November 2015

Proposed Elevations (Drawing Refs. WE/001 & NS/002), dated 17<sup>th</sup> November 2015

Design and Access Statement, dated 17<sup>th</sup> November 2015

Additional Information, received by letter, dated 5<sup>th</sup> January 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 2, 3, 5, 14, 17, 18, 19, 20, 21, 22 and 25 of the NNPA Core Strategy and the National Planning Policy Framework.

3. The building hereby permitted shall only be used for the purposes of agriculture and shall not be used for any non-agricultural or business purposes not in connection with the site.

Reason: In order to prevent against the inappropriate use of the building in this location, in accordance with Core Strategy Policies 12 and 20 and the NPPF.

4. Following the construction of the building hereby permitted, within the first planting season, which runs from October to April in any year, the planting of trees to the east of the building shall be undertaken in accordance with the Block Plan (1:500)(as amended) dated 5th January 2016 and Design and Access Statement, dated 17th November 2015, as approved by the Local Planning Authority. These trees shall comprise native species, such as Alder, Birch, Oak and Scots Pine etc.

Any such trees that are removed, uprooted, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within five years of planting shall be replaced within the next planting season with specimens of a similar size and species as originally required.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and landscape character of the area, in accordance with Core Strategy Policy 20 and the NPPF.

5. Prior to the fixing of any 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 thereafter, unless removed entirely.





Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with Core Strategy Policy 19 and the NPPF

**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 development, irrespective of the degree of variation, will constitute unauthorized 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 Northumberland National Park Authority's Development Management team immediately of any 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 application.
2. This Planning Application 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 approved prior to the commencement 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 unauthorized and you may be liable to enforcement action.
  - (b) In addition if a condition precedent is breached, the development is unauthorized 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.

**Background Papers**

Application site 15NP0105

EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management or Chief Executive</b>		