

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	<b>16NP0021</b>
<b>Description / Site Address</b>	Non material amendment to planning permission 12NP0108 - Construction of additional car parking area to create a further 40 No. parking bays at Housesteads Car Park, Military Road, Bardon Mill, Hexham, Northumberland, NE47 6NN
<b>Consultation Expiry</b>	N/A
<b>Last date for decision</b>	22 March 2016

### Details of Proposal

This application proposes to make alterations to the approved car park levels and the internal car park layout at Housesteads Car Park. The alterations have become necessary due to an archaeological find discovered during the implementation of the approved scheme. The applicant considers that the changes constitute a non-material amendment to application 12NP0108, which approved the extension to the car park.

The approved layout plan shows the location of each of the 40 proposed car parking spaces, with each of them numbered. The amended plan submitted shows the layout that is now proposed, showing all existing and proposed spaces. The plan submitted indicates that 36 spaces are now proposed, rather than 40. Spaces would no longer be located adjacent to the stone boundary wall at the south of the site and would instead be shifted around six metres to the north. 31 spaces would be located in this area, while five spaces would be located in the south west corner of the car park, with an east-west orientation. A stone boundary wall would now also be constructed to the west of this corner of the car park, as well as to the south.

The approved and proposed section plans show a north to south section of the proposed car parking areas, looking east. The levels from north to south shown on the approved sections indicate that the surface of the car park would be flat. Due to the archaeological find, it is now proposed for the car park to have a very gradual slope.

The levels will be raised by 300mm above the level shown on the approved section plan at the southern end of the car park, adjacent to the stone boundary wall. The extended area closest to the existing car park will remain at the approved levels. The 300mm difference in levels is spread across this area, which is in excess of 20

metres in length, meaning that there would be a very gradual slope falling very slightly from south to north.

Three measures to prevent the parking of high sided vehicles in the extended area were approved in the determination of 15NP0049 in August 2015. These measures were the introduction of a length of back to back kerbing between the existing car park and the proposed extension (to prevent vehicles driving through), the repositioning of road pictograms and new improved signage. It is understood that only two of these measures will now be implemented (road pictograms and signage will be installed, but the proposed kerb will not be implemented, due to the need to amend the layout).

The condition does not require that all these measures need to be implemented in full, only that they are implemented to the satisfaction of the Local Planning Authority. Therefore, it is considered that this condition would allow the development to proceed on the basis of the plans accompanying this application, which would not include the concrete kerb, providing that the Highway Authority were satisfied that this would not be essential in the interests of highway safety.

### **Relevant Planning Policy & Guidance**

→ *NNPA Core Strategy and Development Policies Document (Core Strategy)*

Policy 1 Delivering Sustainable Development

Policy 3 General Development Principles

Policy 18 Cultural Heritage

Policy 20 Landscape Quality and Character

→ *National Planning Policy Framework (NPPF)*

→ *Planning Practice Guidance (PPG)*

### **Relevant Planning History**

**15NP0049** – Approval of details required by condition no. 9 (restriction of parking of high-sided vehicles) of planning permission 12NP0108 (Details approved)

**13NP0077** – Approval of details required by condition no. 4, 5, 6, 7 and 9 (restriction of parking of high-sided vehicles) of planning permission 12NP0108 (Details for conditions 4, 5, 6 and 7 approved, details for condition 9 refused)

**12NP0108** – Construction of additional car parking area to create a further 40 No. parking bays (Approved with conditions)

## **Consultations/Representations**

**NCC Highways:** No objections.

**NNPA Historic Environment Officer:** Supports the proposed changes.

No public notification or further consultation is ordinarily carried out with non-material amendment applications.

## **Assessment**

The key issues identified for consideration in this application are whether the proposed amendment to the scheme would have any material impacts, particularly in terms of:

- The principle of the development;
- Highway safety;
- Historic environment;
- Visual & landscape considerations.

### **Principle of Development**

The principle of constructing a car park extension with 40 car parking bays has been accepted, with the approval of planning permission 12NP0108. Assessment of this application is limited to whether the proposed amendments to the scheme can be considered to be non-material or whether they would constitute a material change.

### **Highway Safety**

The approved parking layout and measures to prevent the parking of high sided vehicles in the spaces in the extended area have been assessed under Core Strategy Policy 3, which requires proposals not to have unacceptable detrimental effects on highway safety, in the consideration and determination of 12NP0108 and 15NP0049.

The Highway Authority has considered the proposals and raises no objection. The 300mm difference in levels makes no difference in terms of highway safety, when compared with the approved proposals. The relocation of the car parking spaces away from the southern boundary wall will improve the situation in terms of highway

safety, when compared with the approved layout. The proposal therefore clearly remains in accordance with Core Strategy Policy 3.

### Historic Environment

The approved car park extension has been assessed against both Core Strategy Policy 18, and the NPPF in the consideration and determination of the original application. These policies require that development does not unacceptably affect the cultural heritage of the area.

The National Park's Historic Environment Officer has confirmed that the archaeological watching brief conducted as part of the works on site observed archaeological remains, which have subsequently been identified as being of national importance. The Historic Environment Officer has also noted that Historic England have provided guidance and recommended that the archaeological remains found on site be preserved in situ.

The Historic Environment Officer has also confirmed that the revised design is led by measures that are necessary in order to preserve the archaeological remains in situ and to protect them for future generations. The amendments to the approved design, which, it is understood are thoroughly informed by the findings of the on-site archaeological team, are considered to be acceptable. The proposal remains in accordance with Core Strategy Policy 18 and the NPPF.

### Visual Appearance & Landscape Character

It is considered that the amended proposal would not result in any material change upon the visual amenity of the area or the surrounding landscape character. The proposal remains in accordance with Core Strategy policies 1, 3 and 20.

### Summary

As set out in the assessment of the proposal above, the amendments proposed to the approved scheme are not considered to have any material impacts upon highway safety, the historic environment, surrounding landscape character or visual amenity.

### Recommendation

It is recommended that the non-material amendment is granted.

Approved Revised Plans:

- *Proposed Plan Layout & Sections* (Drawing No. 130018-01, Revision D) received on 23<sup>rd</sup> February 2016.
- Application Form received on 23<sup>rd</sup> February 2016.

Superseded Plans:

- (*Approved*) *Proposed Plan Layout & Sections* (Drawing No. 130018-01, Revision A) submitted 16<sup>th</sup> June 2015.

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

**Background Papers**

Application Files 16NP0021, 15NP0049, 13NP0077, 12NP0108