



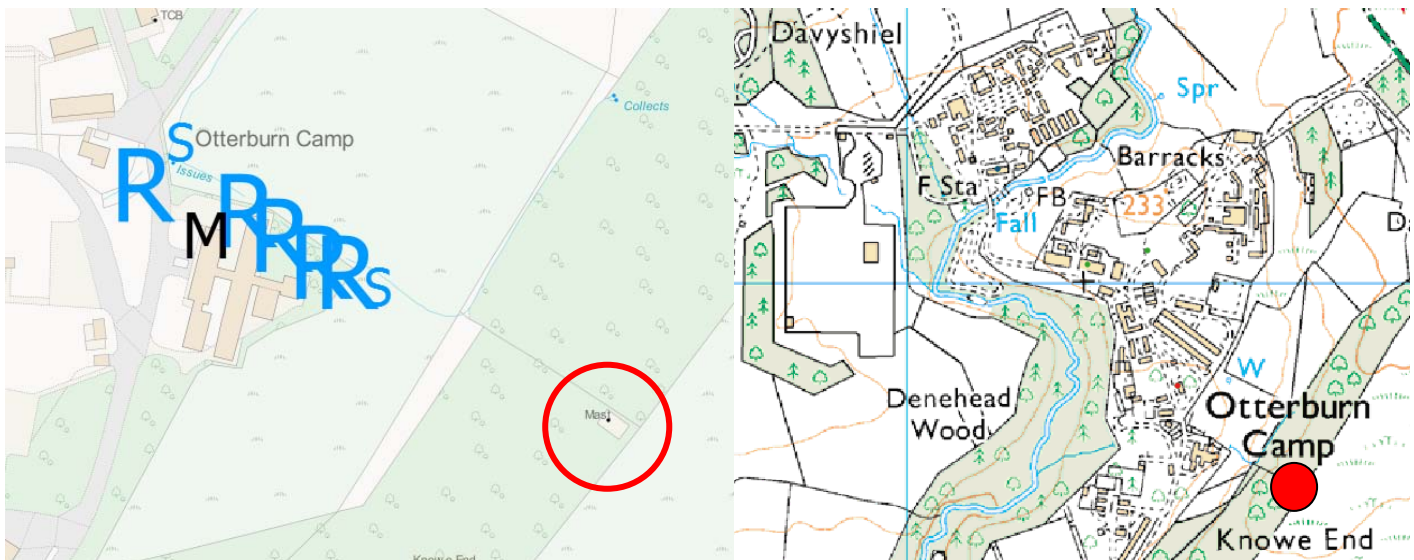
## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	16NP0027
<b>Description / Site Address</b>	Proposed installation of 1 no. 300 mm diameter microwave dish at a height of 9 metres on O2 Communications Mast, Otterburn Training Camp, Otterburn, Northumberland, NE19 1NX
<b>Expiry date of publicity / consultations</b>	25 March 2016
<b>Last date for decision</b>	28 April 2016

### Details of Proposal

Planning permission is sought for the installation of 1no. 300mm diameter microwave dish at a height of 9m on an existing antenna, alongside alterations to existing ground-based equipment and other ancillary development, on land east of the Otterburn Training Camp, Otterburn.

The application site is located 2.5km north east of Otterburn, approx. 120m east of buildings in this part of the Training Camp. The antenna is positioned within a wooded area which shields the south eastern side of the Camp, and is accessible via a gated vehicular entrance and stile to the south eastern side, and a pedestrian gated entrance to the north west (MOD key required).



*Aerial view of application site; antenna marked in red*

### 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 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 12	<i>Transport and Accessibility</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 24	<i>Military Training on the Otterburn Training Area</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

### **Supplementary Planning Guidance**

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

None relevant

### **Consultation/Representations**

**Otterburn Parish Council: The application is supported**

**MOD Otterburn: No response received**

### **Assessment**

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

- The Principle of the Development;
- Impact upon Visual Amenity and Landscape;
- Tranquillity and Impact upon Local Amenity;
- Highways and 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 proposed development would take place within the open countryside, however as this is not 'local needs development', this does not need to be directed towards a Local Centre, as identified by Core Strategy Policy 5. New development is only permitted within the open countryside where this cannot be located within an identified settlement, or fulfilled through the re-use of an existing



building. The proposed installation of a microwave dish to an existing antenna on an established telecommunications site would in effect be utilising an existing structure, and the proposal therefore accords with this part of Core Strategy Policy 5. It is also accepted as both logical and necessary that the proposed work is undertaken in the identified location in order to fulfil the requirements in respect of upgrading the local telecommunications network.

Development within the open countryside must also conserve or enhance the special qualities of the National Park, and provide opportunities for public enjoyment and understanding of these special qualities without negatively impacting upon them. Core Strategy Policy 28 provides support for utilities and infrastructure projects, provided that these would not impact detrimentally upon the special qualities of the National Park- these aspects of the proposal will be assessed in detail throughout this report. Subject to the acceptable safeguarding of these special qualities, the proposal would accord in principle with Core Strategy Policies 1, 5 and 28 and the NPPF.

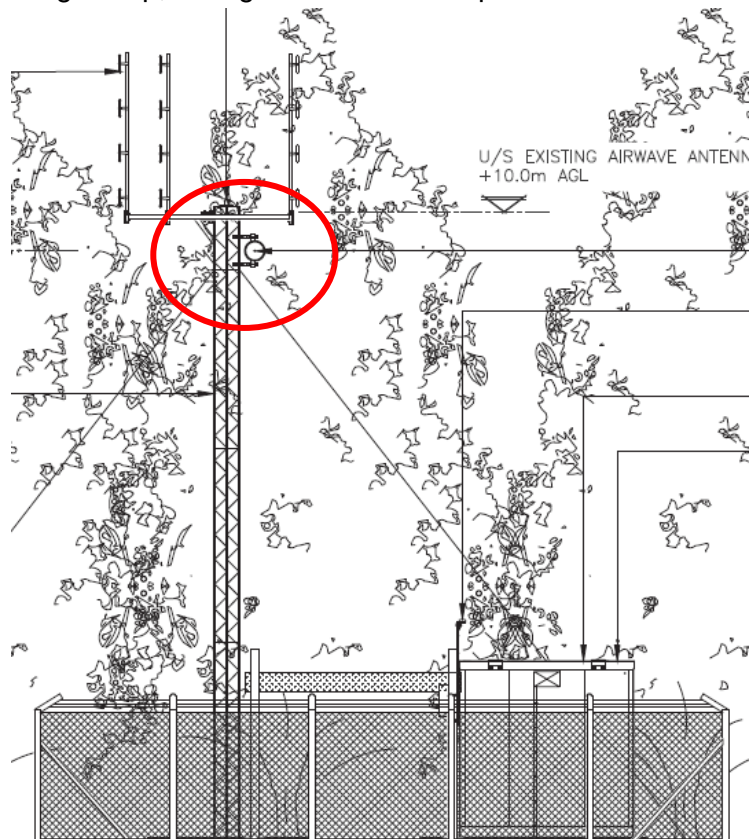
Core Strategy Policy 24 seeks to ensure that military development would not impact detrimentally upon the special qualities of the National Park. Whilst not for military purposes, the development would constitute a small scale development within the Otterburn Training Area; however it is not considered that this would conflict with the military use of the area and is therefore acceptable in accordance with Policy 24.

### **Impact upon Visual Amenity and Landscape**

The existing antenna and ground-based equipment are positioned within a clearing in the centre of a wooded area to the east of Otterburn Training Camp, set against the backdrop of mature trees.



*Left: Photograph of existing antenna*



*Right: Antenna showing proposed dish (outlined in red)*



The proposed works would result in the addition of 1no. 300mm diameter dish to an existing structure, however this would continue to be seen against the wooded backdrop alongside the existing pole and would not be substantial in scale. The proposed alterations to the ground-based equipment would be minimal and would not be readily visible from outside of the site. It is therefore not considered that the proposed dish would impact significantly upon the surrounding landscape character or views of the National Park. The proposal thus accords with Core Strategy Policies 1, 3, 20 and 28 and the NPPF in this regard.

### **Tranquillity and Impact upon Local Amenity**

Due to the proximity of the application site from surrounding residential properties and nature of the development, it is not considered that there would be any adverse impact upon local amenity. The proposal accords with Core Strategy Policy 3 in this respect.

The information submitted indicates that no external lighting would be required as part of the proposed development. It is however recognised that external lighting may be a future requirement of the development. It is therefore considered prudent to include a Condition restricting the installation of this on the site in the future, in order to protect the tranquillity of the area, including the designated Dark Sky Park. Subject to the inclusion of such a Condition, the proposal is considered acceptable in terms of impact upon tranquillity in this respect, in accordance with Core Strategy Policy 19 and the NPPF.

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

The nature of the development is such that the proposal would not impact detrimentally upon existing public access or the safety of the surrounding highways network. The proposal is therefore considered to be 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. Due to the nature of the proposal and likely low energy requirements, Policy 25 would not be applicable in this case

### **Recommendation & Conditions**

It is recommended that conditional permission is 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 1<sup>st</sup> March 2016

Site Location Maps (Drawing No. 100, Rev A), dated 1<sup>st</sup> March 2016

Proposed Site Plan (Drawing No. 200, Rev A), dated 1<sup>st</sup> March 2016

Proposed Site Elevation (Drawing No. 300 Rev. A), dated 1<sup>st</sup> March 2016

Supplementary Information, dated 1<sup>st</sup> March 2016

Design and Access Statement, dated 1<sup>st</sup> March 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 12, 19, 20, 25 and 28 of the NNPA Core Strategy and the National Planning Policy Framework.

3. 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.

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	R Adams	19/04/2016
<b>Head of Development Management or Chief Executive</b>	S Buylla	19/04/2019