



DMC2016-015

APPLICATION FOR PLANNING PERMISSION

Application No:

16NP0031

Proposed Development:

Proposed erection of agricultural building for the housing of stock at Gibbshill Farm, Bardon Mill, Hexham, Northumberland, NE47 7AP

Applicant Name:

Mr. David Gibson

Reason for Committee

Decision:

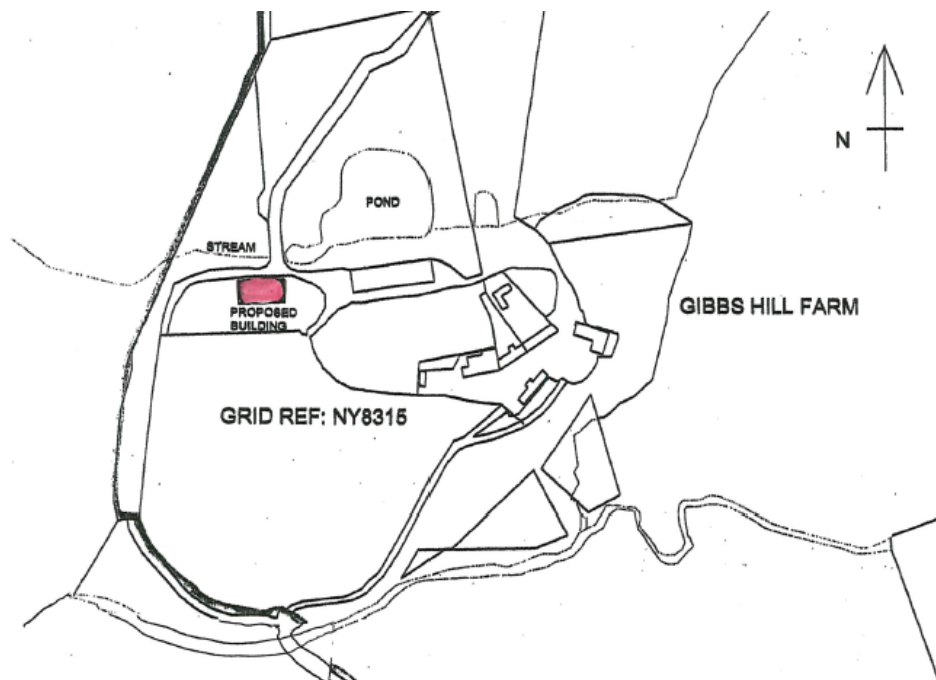
The applicant is related to an Authority Member, who also resides on the site

Recommendation:

Approval, subject to Conditions

1. Background, Proposal and Site

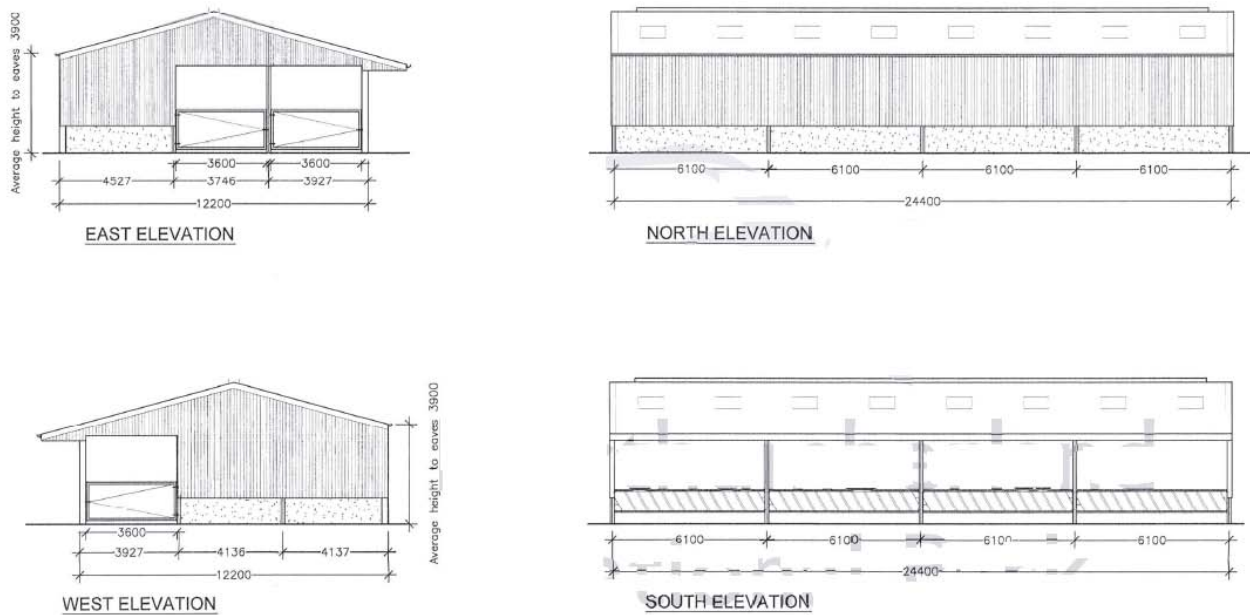
- 1.1 Planning permission is sought for the construction of an agricultural building for the housing of stock on land west of Gibbshill Farm, Bardon Mill.



Proposed location plan

- 1.2 The farm is located within the open countryside and is accessed via a minor road, which leaves the B6318 crossroads some 2.2 kilometres to the south of the site adjacent to the former Once Brewed Visitor Centre site.

- 1.3 The building footprint is proposed to be 24 metres x 14 metres and would incorporate ridge and eaves heights of 5.5 metres and 3.9 metres respectively. The building would be formed from 1.2 metre high concrete panels with timber boarding above on three sides, the south-facing side being open and comprising 4no. 6 metre wide bays, and would be roofed with 'natural grey' corrugated fibre cement sheeting. As originally submitted, the proposed plans indicated that the north-facing side would be open. Following discussions with the applicant, it is understood that this orientation was incorrect, subsequent to which the proposed plans were amended on 26.04.2016 to show the south-facing side as open.



Proposed elevations (as amended)

- 1.4 The building site comprises a leveled area of land enclosed on all sides by stone walling, fencing and Hawthorne hedgerows. The building would be located approximately 120 metres west of the main farm steading, around 35 metres west of an existing agricultural shed, and would be accessed by the existing farm track which surrounds the site to the north.
- 1.5 Planning permission was granted for the proposed siting of a shed in this location and orientation under application reference 09NP0033. Whilst it is understood that the site of the shed was leveled in readiness for construction at this time, as the applicant failed to discharge Condition 3 of permission 09NP0033 and did not commence development within three years of the date on which permission was granted as required by Condition 1, this permission has now lapsed.



2. National Policies

National Planning Policy Framework (NPPF)

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material planning consideration and the proposed development must also be assessed against the policies within it. The chapters within the NPPF referred to below are considered to be of particular relevance in the consideration of this application.

Principle and Location of Development

- 2.2 Paragraph 7 of the NPPF sets out the importance of achieving sustainable development, emphasising the need for the planning system to perform an economic role, a social role and environment role in doing this.
- 2.3 Paragraph 14 of NPPF states that in decision-taking, local planning authorities should approve development proposals that accord with the development plan without delay.

Design and Amenity

- 2.4 Chapter 7 outlines the importance of good design of the built environment. This section impresses that good design is a key aspect of sustainable development, indivisible from good planning, and also encourages the use of design guides by Local Planning Authorities. NNPA has an adopted Building Design Guide SPD, which is relevant to the determination of this application.

National Park Special Qualities

- 2.5 Paragraph 115 of the NPPF gives great weight to conserving landscape and scenic beauty in National Parks, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight in National Parks.
- 2.6 By encouraging good design, planning decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. This is set out in paragraph 125 of the NPPF.



The Natural Environment

- 2.7 NPPF paragraph 118 requires that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. Paragraph 118 also states that proposed development on land within or outside a Site of Special Scientific Interest/Special Area of Conservation that is likely to have an adverse effect on it should not normally be permitted.
- 2.8 Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment.

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 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)

3. Relevant Planning History

09NP0033 Erection of steel-framed portal building with associated cladding, to be used as a stock building. *Conditional planning permission granted 28.08.2009*

4. Consultation/Representations

4.1 Henshaw Parish Council: No comments received.



4.2 Historic England: No objections.

The proposal would not impact directly upon any archaeological remains from the Hadrian's Wall World Heritage Site. Although potentially visible from the World Heritage Site, the development would not harm the ability to appreciate and understand Roman military planning and land use. The proposal would therefore not harm the setting of the World Heritage Site.

4.3 NNPA Historic Environment Officer: No objections.

The development site lies within an area of overall high archaeological significance; however the site appears to have been improved therefore the likelihood of significant archaeological remains being impacted upon is low. The landform of the proposed location and the surrounding area and the relationship to the existing farmstead are such that the development would have minimal impacts upon the World Heritage Site.

4.4 NNPA Farming and Rural Enterprise Officer: No objections.

No objections are raised, however it would be beneficial to include some screening around the development to minimise visual impact comprising native trees (with local provenance) incorporated within existing planting such as hedgerows and other trees.

4.5 NNPA Landscape Officer: No objections; Condition recommended.

Gibbshill Farm lies within the open landscape that forms part of the Tyne Gap and Hadrian's Wall Character Area, and as such is looked down upon from sensitive receptor sites such as the Hadrian's Wall Path National Trail at Windshields Crags.

Recent tree planting schemes on higher ground to the north and west and the hedge to the south of the site ensure that the application site sits relatively low down in the landscape and is well screened. The proposed building would therefore have a limited effect upon the landscape character and views of this part of the National Park. The design and use of materials to match the construction of the adjacent shed would ensure that the building would not be visually prominent within the landscape. It is however recommended that a Condition be attached to any planning approval requiring the incorporation of tree planting within the Hawthorne hedge to the south of the site, in order to screen the shed from sensitive receptor sites to the south. Further comments provided pertaining to trees and external lighting.



4.6 NNPA Ecologist: No objections.

The development would pose minimal risk of pollution to the SAC or watercourse.

4.7 NCC Environmental Health: No objections.

No objections are raised on the basis that the measures details within the application documents are implemented as stated.

4.8 A notice was displayed at the site on 12th April 2016 in addition to neighbour notification letters issued to 5no. properties within the surrounding area. **No representations have been received.**

5. Assessment

Introduction

5.1 The key material planning considerations to be taken into account in this assessment are:-

- The Principle of the Development;
- Building design and landscape and visual impacts;
- Tranquillity and impacts on local amenity;
- Cultural Heritage impacts;
- Ecology & Biodiversity;
- Highways & Rights of way; and
- Energy Efficiency & Renewable Energy.

The Principle of the Development

5.2 Policy 1 of the NNPA Core Strategy states that development proposals should conserve and enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity). The effects of the proposed development on these qualities are discussed in more detail later in the report.

5.3 The application site is located within the open countryside whereby development is limited under Core Strategy Policy 5 to that of the re-use of existing buildings. New buildings are only permitted where it can be demonstrated that these cannot take place within an identified local centre or small village, or through the re-use of an existing building.



- 5.4 No supporting documentation has been provided to demonstrate that other sites or existing buildings have been considered. However, the provision of an agricultural building within the open countryside is considered to be a reasonable requirement of such an enterprise in this location and could not easily be facilitated within the alternative locations identified by Policy 5. It is further acknowledged that the proposed siting of the building, adjacent to the farm steading and existing barns, assists in reducing the impact of the building upon the openness of the surrounding countryside, although one would expect to see such development in this location. The proposal is therefore considered to accord with Core Strategy Policy 5 in this respect.
- 5.5 The proposed development would contribute to a sustainable local economy through contribution towards supporting an existing agricultural enterprise. Subject to an assessment in terms of any impact upon the National Park's special qualities, the development is considered to accord with Core Strategy Policies 1, 14 and 21 in this respect.

Building design and landscape and visual impacts

- 5.6 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 promotes the principles of sustainable development, requiring sustainable design and construction in order to conserve and enhance the special qualities of the National Park.
- 5.7 The proposed materials for the building, comprising concrete panels with timber boarding above and a grey coloured corrugated fibre cement roof, are considered to be appropriate for this location and would match the construction of the adjacent shed, ensuring that the building would not be prominent within the landscape. The design and scale of the proposed building are typical of an agricultural building and are considered to be appropriate for its purpose and location.
- 5.8 Recent tree planting schemes to the north of the site and on higher ground to the north and west, and the presence of a semi-mature Hawthorne hedge to the south, ensure that the application site is well screened from within the surrounding open landscape. The NNPA Landscape Officer has therefore observed that the proposed building would have a limited effect upon the landscape character and views of this part of the National Park and has raised no objections. The NNPA Landscape and Farming and Officers have however recommended that additional screening be introduced to this southern field boundary in anticipation of the Hawthorne hedge being reduced in height in the future. This would then minimise the visual impact of the building upon the surrounding landscape, particularly from sensitive identified



receptor sites to the south such as the Hadrian's Wall Path National Trail at Windshields Crag, and prevent the building from becoming exposed.



View facing west towards proposed building site. Hawthorne hedge visible to LHS/centre of photograph



View looking north east towards Gibbshill Farm from the junction of the minor country roads north of Windshields Crag

- 5.9 This recommendation for screening is considered reasonable in order to protect the amenity of the surrounding landscape. A Condition is therefore recommended requiring the planting of 6no. trees into the existing Hawthorne hedge at even spacing.



- 5.10 A recommendation for the incorporation of landscaping/planting in order to screen the building was also made by the former NNPA Landscape Officer in response to the previous application, the submission and implementation of which was Conditioned as part of planning approval 09NP0033. Whereas this previous application required a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority, the recommended Condition has been worded in such a way so as to be implementable by the applicant without further approval from the Local Planning Authority to avoid being overburdensome.

Tranquillity and Impacts on Local Amenity

- 5.11 On the basis of the information submitted, it is understood that there is no external lighting required 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 future, in order to protect the tranquillity of the area, including the Dark Sky Park. Subject to the inclusion of such a Condition, the proposal is acceptable in terms of impact upon tranquillity, in accordance with Core Strategy Policy 19 and the NPPF.
- 5.12 The proposed building would be located approximately 120 metres north west of the farm steading, which comprises of 2no. dwellings and a small number of holiday accommodation units. NCC Environmental Health have raised no objections to the proposed development on the basis that this is implemented in accordance with the information submitted, indicating that the occupiers of residential properties in the area would not be subject to unacceptable levels of harm from odour or noise. The location, size and design of the structure would not impact detrimentally upon residential properties within the area. The proposal accords with Core Strategy Policies 1 and 3 and the NPPF in this respect.

Cultural Heritage impacts

- 5.13 The development site is situated within an area of particular archaeological sensitivity, falling within the Hadrian's Wall World Heritage Site, with the Cawburn to Great Chesters Roman Aqueduct and Hadrian's Wall Scheduled Ancient Monuments some distance to the west and south respectively.
- 5.14 The details of the proposed development have been considered by the NNPA Historic Environment Officer, who considers that the proposal would have minimal impacts upon the World Heritage Site.
- 5.15 Although potentially visible from the World Heritage Site, Historic England do not believe that the proposed development would harm the ability to appreciate and



understand Roman military planning and land use, and therefore do not consider that the proposal would therefore harm the setting of the World Heritage Site. The development proposal is thus considered to be acceptable in terms of impact upon cultural heritage, in accordance with Core Strategy Policy 18 and the NPPF.

Ecology & Biodiversity

- 5.16 The proposed development site does not fall within any designated ecological sites of international, national or local importance. The site is however located approximately 280 metres north west from the Roman Wall Escarpments Site of Special Scientific Interest (SSSI) and approximately 1 kilometre north west of the Roman Wall Loughs Special Area of Conservation (SAC). The site is also within a short distance of a number of small watercourses including the Caw Burn to the south, and the Allery Burn to the north.
- 5.17 The details of the proposed development have been considered by the NNPA Ecologist, who considers that the proposed development would pose minimal risk of pollution to the SAC or watercourse. The development proposal is thus considered to be acceptable in terms of impact upon ecology, in accordance with Core Strategy Policy 17 and the NPPF.

Highways & Rights of way

- 5.18 The proposed building would not impact upon existing public access within the area. The development proposal is thus considered to be acceptable in terms of impact upon highways and rights of way, in accordance with Core Strategy Policy 12 and the NPPF.

Renewable energy provision

- 5.19 Policy 25 requires all new developments, including conversions, to minimise the amount of energy used during construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development.
- 5.20 The development comprises a simply designed building, 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.



6. Conclusion

- 6.1 The proposed agricultural building is located adjacent to the farm steading of Gibbshill Farm, within the open countryside, and is considered to be acceptable in principle in this location. It is not considered that the proposed building would impact detrimentally upon the special qualities of the National Park or the amenity of surrounding properties or the wider area, subject to the inclusion of a Condition requiring the planting of trees to screen the building from sensitive receptor points to the south.

7. Recommendation

It is recommended that Members are minded to grant conditional planning permission, subject to the following conditions.

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 18th March 2016

Location plan (as amended), dated 29th March 2016

Proposed Plans and Elevations (ref. 2260-01 Rev. A) (as amended), 26th April 2016

Proposed Roof Plan (ref. 2260-04), dated 18th March 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 12, 14, 17, 18, 19, 20, 21 and 25 of the NNPA Core Strategy and the National Planning Policy Framework.

3. Within 12 months of the commencement of development, within the first planting season, which runs from October to April in any year, 6no. trees shall be planted at even spacing into the line of the Hawthorne hedge to the south of the site and grown to maturity. These trees shall comprise of a mix of local UK provenance native species such as Scots Pine, Silver Birch, Maple, Hornbeam or Cherry, with no more than 3no. of each chosen species planted.



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.

4. Prior to the fixing of any external lighting to the building hereby permitted, 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 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.

Background Papers

Application File 16NP0031

EIA Screening Opinion 16NP0031

Contact Officer:

For further information contact Rebecca Adams, Planning Officer on 01434 611552 or e-mail: planning@nnpa.org.uk



16NP0031 Gibbs Hill Farm

