



DELEGATED DECISION REPORT

Application Reference Number	16NP0038
Description / Site Address	Discharge of Condition no. 6 of Planning permission 13NP0055. Change of use of land from car park (sui generis) to car park (sui generis) with ancillary A5 use comprising of the siting of and trading from a single mobile refreshment unit at Steel Rigg Car Park, Bardon Mill, Hexham, Northumberland, NE47 7AW
Expiry date of publicity / consultations	N/A
Last date for decision	15 June 2016

Details of Proposal

Planning permission was granted under reference 13NP0055 for the change of use of an area of car park at Steel Rigg, Hadrian's Wall, to allow for the siting and operation of a mobile refreshment concession.

This application provides information required by Condition 6 of planning application reference 13NP0055, which requires a plan showing the location of the proposed refreshment concession to be submitted to and approved in writing by the Local Planning Authority.

13NP0055 Condition 6: *Prior to the commencement of development hereby approved, a plan showing the location of the refreshment concession hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The refreshment concession shall be located in the approved location only unless otherwise agreed in writing by the Local Planning Authority.*

Reason: In the interests of highway safety and to protect the amenity of Steel Rigg car park and to ensure that the proposal accords with Policy 3 of the Northumberland National Park Authority Core Strategy & Development Policies Document.

Members considered application reference 13NP0055 at the Development Management Committee meeting on 11th September 2013. Whilst the application was initially recommended for approval subject to 5no. Conditions, Members determined to grant planning permission subject to 6no. Conditions (1no. additional Condition; Condition 6, above); this was due to concerns raised regarding the potential loss of a car parking space in accommodating the concession unit and subsequent impact upon the highway safety of the area as a result of any displaced car parking. Condition 6 was therefore attached in order to control the location of the unit, thus ensuring the safe operation of the car park.

Application reference 13NP0055 fell for determination by Members at DMC as NNPA was the applicant. Following changes to the Scheme of Delegation in 2015, this application for Discharge of Conditions can be determined by Officers under delegated powers, rather than by Members at DMC. An assessment of the information submitted is set out below.



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 12	<i>Transport and Accessibility</i>

Relevant Planning History

13NP0055 Change of use of land from car park (sui generis) to car park (sui generis) with ancillary A5 use comprising of the siting of and trading from a single mobile refreshment unit. *Conditional planning permission granted 12.09.2013*

Consultation/Representations

No consultations have been undertaken as part of this application.

Assessment

The information submitted needs to be assessed under Core Strategy Policies 3 and 12, which aim to ensure that development would not detrimentally impact upon highway safety or the rights of way network.

The site plan provided sets out the proposed location of the concession unit, which would be sited to the western end of the car park (*shown approximately on the aerial photograph below*).



Left: Aerial photograph of car parking with location of proposed unit outlined in red



Right: Site plan showing proposed location of unit. Overflow car park outlined in blue.



Following an assessment of application 13NP0055, NCC Highways Authority raised no objections on the basis that the proposed development would not have an adverse impact upon highway safety in the area. NNPA's Access and Recreation Officer also raised no objection as there would be no impact upon Public Rights of Way within the area.

Members resolved to attach Condition 6 to application reference 13NP0055 following concerns regarding displaced car parking at DMC in September 2013, in order to control the proposed location of the concession unit, thus ensuring the safe operation of the car park and surrounding highway network.

Following consideration of the information submitted, it is not considered that the location of the proposed concession unit would impact detrimentally upon highway safety or public access within the area, and would not result in a loss of parking spaces within the Steel Rigg car park. It is therefore considered that the details submitted under Condition 6 would accord with Core Strategy Policies 3 and 12 in terms of highway safety.

Recommendation

The requirements of Condition 6 are discharged subject to implementation of the development in accordance with the following documents and correspondence:-

- Application form, dated 20th April 2016
- Proposed site layout plan, dated 20th April 2016

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		