

DELEGATED DECISION REPORT

Application Reference Number	16NP0045
Description / Site Address	Approval of details reserved by condition 3 of planning permission 14NP0056 Change of use from single dwelling to a Buddhist retreat centre
Expiry date of publicity / consultations	N/A
Last date for decision	4 July 2016

Details of Proposal & Site

This proposal seeks to have details reserved by condition 3 of planning permission 14NP0056 approved. The condition required details of renewable energy measures to be provided to demonstrate that a minimum of 10% of the predicted energy requirement of the development would come from renewable sources, as required by Core Strategy Policy 25.

Planning Policy & Guidance

National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*

Local Policies

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

Policy 1 *Delivering Sustainable Development*

Policy 25 *Renewable Energy and Energy Efficiency*

Relevant Planning History

14NP0101 – Installation of 2 No. external flues and engineering works to serve biomass pellet boilers installed within existing storage building (approved with conditions, January 2015)

14NP0056 – Change of use from single dwelling to a Buddhist Retreat Centre (approved with conditions, August 2014)

Consultation/Representations

Nil

Assessment

The key issue for consideration is whether a suitable renewable energy provision is made to meet the requirements of condition 3, when considered in the context of the provisions of Core Strategy policies 1 and 25, and having regard to other material considerations, including the NPPF.

The proposal is to replace two oil boilers that have provided power at Greenhaugh Hall, with two wood pellet fuelled biomass boilers, to be housed in the old stable building. It is understood that these have already been installed. Flues connected with these boilers have also been installed, having been approved planning permission under reference 14NP0101.

The information provided confirms that the heating and hot water consumption is estimated at 151,000 kWh, which would be wholly provided by the biomass boilers. It is also estimated that 47 tonnes of CO₂ would be saved in a year, compared to heating by oil and that carbon emissions would be reduced by 89%.

The information indicates that the proposal would clearly achieve well in excess of the 10% renewable energy provision required by Core Strategy Policy 25 and that the proposal would also accord with renewable energy policies in the NPPF.

Recommendation & Conditions

That the details reserved by condition 3 are approved, subject to implementation of the scheme in accordance with the following:

- Design and Access Statement received on 9th May 2016

Background Papers

- Approval of details application file 16NP0045
- Planning application file 14NP0056

	Signature	Date
Planning Officer		
Head of Development Management		