

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	16NP0055
<b>Description / Site Address</b>	Approval of details reserved by conditions 11 and 12 (highways considerations) of 15NP0087 – Once Brewed Visitor Centre/YHA redevelopment
<b>Expiry date of publicity / consultations</b>	6 July 2016 (statutory consultees only)
<b>Last date for decision</b>	9 August 2016

### **Details of Proposal & Site**

This application provides details required by conditions 11 and 12 of the planning approval 15NP0087.

The conditions were included as a requirement of the planning approval at the request of the Highway Authority, in order to ensure that the development and the access to the site were appropriate in respect of highway safety considerations.

A site plan has been submitted, which provides details of the layout, showing the roads, footpaths and access points. The site plan also includes details of levels across the site, and gradients of the access roads within the car parking area and footpaths across the site. Details of hard surfacing across the site have also been submitted. An additional plan has also been submitted, showing an amendment to the location of the gates at the southern access to the site, to correspond with the approval of details application 16NP0012.

### **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 3      *General Development Principles*

### **Relevant Planning History**

- 16NP0066 – Approval of details reserved by condition 19 of 15NP0087 (balustrade details) – Live application
- 16NP0065 – Application for advertisement consent (3 banner adverts for a limited time period) – Live application
- 16NP0012 – Approval of details reserved by conditions 8 and 14 of planning permission 15NP0087 in respect of green roof details and gates, approved June 2016
- 15NP0090 – Approval of details reserved by conditions 10 and 13 of planning permission 14NP0038 in respect of storage area and construction, withdrawn by applicant
- 15NP0088 – Non Material Amendment following grant of Planning Permission 15NP0061 (Roofscape), withdrawn by applicant
- 15NP0087 – Variation of conditions 2, 9 and 12 of 15NP0061 (variations to plans, construction & storage areas), approved April 2016
- 15NP0085 – Approval of details reserved by conditions 19, 24 and 25 of 15NP0087, approved May 2016
- 15NP0061 – Variation of condition 28 (energy measures) of 14NP0038, approved September 2015
- 15NP0059 – Discharge of condition 20 (land contamination) of 14NP0038, approved September 2015
- 15NP0054 – Discharge of conditions 10 & 13 (construction/demolition management, parking, storage schemes) of 14NP0038, approved September 2015
- 15NP0043 – Discharge of condition 3 (archaeological scheme of investigation) of 14NP0038, approved September 2015
- 15NP0035 – Discharge of condition 5 (bat measures) & part discharge of condition 21 (materials) of 14NP0038, approved August 2015
- 14NP0038 – The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail

(A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of pedestrian refuges and route within wooded copse, permission granted conditionally, October 2014

## **Consultation/Representations**

NCC Highways: **No objection**, subject to a plan being submitted to show the gates at the southern access point of the site (as per 16NP0012).

This plan was submitted by the applicant following receipt of the highways response.

Notification: No public notification is required for approval of details applications.

## **Assessment**

The principle of the development has been established by when the original planning application (14NP0038) was considered. The key issues for consideration as part of this application are:

- Whether the submitted plans provide sufficient information to demonstrate that the proposal would be acceptable in terms of highway safety considerations, in accordance with Core Strategy Policy 3.

The Highway Authority's response indicates that they are satisfied that the development would be acceptable in terms of highway safety considerations. Their consultation response indicated that NCC Highways have no objections to the discharge of the conditions subject to a revised plan being submitted showing the gate set back at the vehicular access to the south of the site, as had been agreed in the approval of details application 16NP0012.

Such a plan had not been submitted with the application at that time. A plan was subsequently submitted showing the location of the gates with a 6 metre setback from the road, to allow a car to park clear of the carriageway whilst the gate is being opened or closed, as was approved in application 16NP0012.

The proposals are appropriate from a highway safety perspective and accord with Core Strategy Policy 3.

## **Summary**

The information provided on the plans submitted is considered to be suitable to approve the details reserved by conditions 11 and 12 of 15NP0087. The proposals are acceptable in respect of highway safety and remain in accordance with Core Strategy Policy 3 and the NPPF.

## **Recommendation**

The requirements of Conditions 11 and 12 of 15NP0087 are discharged, subject to implementation of the development in accordance with the following plans and documents:

- *Landscape Layout 1 – North (SIL-GK-00-ZZ-DR-L-8951 Rev C04)* received on 15<sup>th</sup> June 2016
- *Landscape Layout 2 – Central (SIL-GK-00-ZZ-DR-L-8952 Rev C04)* received on 15<sup>th</sup> June 2016
- *Landscape Layout 3 – South (SIL-GK-00-ZZ-DR-L-8953 Rev C04)* received on received on 15<sup>th</sup> June 2016, as amended by plan S28C-116051611100, showing a revised southern gate arrangement, received on 6<sup>th</sup> July 2016
- *Hard surfacing – North (SIL-GK-00-ZZ-DR-L-8400) Rev C04* received on 15<sup>th</sup> June 2016
- *Hard surfacing – Central (SIL-GK-00-ZZ-DR-L-8401) Rev C04* received on 15<sup>th</sup> June 2016
- *Hard surfacing – South (SIL-GK-00-ZZ-DR-L-8402) Rev C04* received on received on 15<sup>th</sup> June 2016, as amended by plan S28C-116051611100, showing a revised southern gate arrangement, received on 6<sup>th</sup> July 2016
- *Highway Construction Details (Sheet 1 of 2) (SIL-PP-00-XX-DR-C-281) Rev C01* received on 3<sup>rd</sup> June 2016
- *Highway Construction Details (Sheet 2 of 2) (SIL-PP-00-XX-DR-C-281) Rev C01* received on 3<sup>rd</sup> June 2016

**Background Papers**

- Application File 16NP0055
- Application File 16NP0012
- Planning Application File 15NP0087
- Planning Application File 14NP0038

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