



Northumberland County Council

MEMO

To: Rebecca Adams, Planning Officer, Northumberland National Park
From: Cara Smith, Environmental Health Officer, Environmental Protection Team.
Date: 11/07/2016
Our Ref: SRU103249
Planning Ref: 16NP0059
Subject: Conversion of 3 existing barns to holiday accommodation
Location: The Old Farmhouse Stonehaugh Shields Kern Green Stonehaugh Northumberland NE48 3BU

I refer to your consultation dated 20/06/2016 and attachments:-

- Application Form, Dated: 08/06/2016
- Stage 1: Desktop Study and Walkover Survey Report at The Old Farmhouse, Stonehaugh Shields, Stonehaugh, Hexham, Northumberland, NE48 3BU. Produced by Your Environment, Report Number: YE2414, Date: June 2016, Author: Kevin Brown.

Opinion

In principle this Service is in agreement with this proposal.

If members are minded to grant planning permission the following conditions are recommended:-

Recommended Conditions

Condition 1 - Contamination not Previously Discovered

If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants

Condition 2 - Noisy Working

During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.


Reason: To protect the amenity of local residents.

Condition 3 - Restriction on Deliveries / Collections

No deliveries or collections shall be made to or from the premises outside the hours of Monday to Saturday 0700 to 1900.

Reason: To protect the amenity of local residents.

All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable.

	Name	Signature
Prepared by	Cara Smith	
Checked by	Wendy Stephenson	