

DELEGATED DECISION REPORT

Application Reference Number	16NP0082
Description / Site Address	Construction of estate storage shed to the rear of Woodside Cottage, Sharperton, Morpeth, Northumberland, NE65 7AR
Expiry date of publicity / consultations	19 October 2016
Last date for decision	10 November 2016

Details of Proposal & Site

The proposal seeks to construct an estate storage shed on land at Hepple Woodside, in the location of where a derelict, former stone-built house stood, until recently. The previously existing building was granted consent to be demolished in 2014 and works to demolish the dwelling have been undertaken in recent months. The site already contains a number of much smaller, predominantly stone-built storage or garage buildings and is entirely surrounded to all sides by mature trees. There are existing tracks to the north and south of the site, which allow for access to the site.

The proposed building would be a structure clad in timber boarding for the majority of its exterior, with timber sleeper walls to the lower parts of the building and green steel sheeting for the roof. Roller shutter doors would be provided to allow vehicles to be stored within the building. The building would have a single pitch roof, 4.7 metres high to the front and 3 metres in height to the rear. The front of the building would be 18.5 metres across, with the building having a depth of 8 metres.

The development also involves some land re-profiling works, the bulk of which appear to have already been carried out at the time of the site visit. This would involve creating an earth batter, creating a slope to tie the land where the proposed building would be located in with the existing ground level to the rear where smaller storage/garage buildings stand. The proposed building would sit approximately two metres below the land to the north-east and south-east of it.



Location of the proposed building

The proposed building is intended to provide storage that the applicant requires for the storage of machinery and materials that the applicant states are required for the management of over 75 hectares woodland and 1200 hectares of moorland across the Hepple Estate, noting that there are currently no suitable storage buildings for this purpose.

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	<i>Delivering Sustainable Development</i>
Policy 2	<i>Climate Change</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>
Policy 27	<i>Water and Flood Risk</i>

Supplementary Planning Guidance

- *NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)*
- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

Relevant Planning History

14NP0024 - Prior notification of proposed demolition in respect of derelict estate worker's cottage and associated outbuildings – permitted (prior approval not required), 4 April 2014

Consultation/Representations

NNPA Historic Environment Officer: **No conditions required.**

NNPA Ecologist: **No comments.**

NCC Highways: **No observations:** No issues arise from the proposal

Hepple Parish Council: **No objections** to the application. Supported as an excellent use of a brownfield site for this type of development. Very well screened, no visual impact. The unit is necessary for the maintenance of the estate and will add to the security of the equipment.

A notice was placed at the site and the one residential property nearby was sent a notification letter. No representations were received in response.

Assessment

The key issues for consideration as part of this application are:

- The principle of the development;
- Design considerations;
- Amenity;
- Effects on National Park special qualities;
- Highways & access;
- Flood risk.

Other relevant considerations will also be considered within the report.

The principle of the development

The site at Hepple Woodside is situated in an open countryside location, outside of the local centres and smaller villages in the National Park (defined in Core Strategy Policy 5) that are the focus for development. New buildings are only permitted in the open countryside where the development cannot take place in an identified local centre or through the reuse of an existing building. Development should also conserve the National Park's special qualities, provide opportunities for enjoyment of them, or be not materially larger than an existing building which it is replacing.

In this instance, the justification put forward by the appellant is that a storage building is needed to store machinery (including a tractor, flail, tractor bucket and quad bike) and materials (including grain, grit and other consumables) in association with shooting, woodland and moorland management across the Hepple Estate. Some existing storage buildings exist at Hepple Woodside, but are clearly too small to fulfil the proposed function of the storage building that is required. It is accepted that the proposed building could not be located within a settlement identified in Core Strategy Policy 5, or within an existing building. The purpose of the building is associated largely with land management functions across the estate, and is intended to remove the need for open storage of machinery, both of which should make a positive contribution to the National Park's special qualities and the enjoyment of them, in accordance with Core Strategy Policy 5.



It is also acknowledged that the proposed building would replace the former house, which has been demolished in the last few months and was located largely within the footprint of the proposed building. The proposed building would have a larger footprint than the previous building, although the building that previously stood on the site was notably taller than the one proposed by this application. The proposed building is located where a building had stood until recent months and, on balance, it is considered that the proposals would not conflict with Core Strategy Policy 5 in this respect.

The proposal is also likely to positively maintain the sustainability of the local rural economy, which is support Strategy Policy 14 and NPPF paragraph 28. As the proposal is intended to contribute to the sustainability of the maintenance and management of the countryside, the proposal is also supported by Core Strategy Policy 21.

NPPF policies (paragraphs 17, 111) support the redevelopment of brownfield land, including its core planning principles which encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. The proposals accord with NPPF policy on the re-use of brownfield land. The Parish Council's support in relation to the re-use of brownfield land, and the need for a storage building to assist with estate management is also acknowledged.

An Environmental Impact Assessment (EIA) Screening Opinion has been adopted by the local planning authority. It is not considered that the proposal would constitute EIA development under the provisions of the EIA Regulations, as the characteristics, scale and location of the development, are unlikely to generate any significant environmental impacts.

Design considerations

The building would only be visible within its immediate setting, due to the extensive mature tree screening that surrounds the site to all sides. The design of the building would therefore have no effect on the character and appearance of the wider surroundings.

In terms of the more immediate appearance and setting of the building within the site itself, while the building is larger than surrounding buildings in terms of its footprint,



its height, location, and the topography of the land on which it would sit, below some of the adjacent land and buildings, means that the proposed building can be accommodated comfortably on this site. The choice of external materials is considered to be appropriate considering its purpose for the storage and considering the surrounding development. The site is private land, with no public access through it, so the proposed building should only be visible to users of the site itself. The design, location, visual appearance and setting of the building are considered to be suitable, and in accordance with Core Strategy Policy 3 and the NPPF.

The proposal re-uses brownfield land and would be a simple structure designed for storage purposes. The proposal therefore represents an efficient use of land and energy, consistent with the principles of Core Strategy policies 1, 2, 3 and 25 and the NPPF. As this proposal is for a simple building for the storage of machinery and materials, with little to no energy usage, it would therefore not be reasonable to require a direct source of renewable energy provision, as sought by Core Strategy Policy 25.

Amenity

There is only one residential property within close proximity of the site, Woodside Cottage, although this is almost 100 metres away. The immediate surroundings of the application site boundary already contain a number of storage buildings and the site and its surroundings are already accessible by vehicles. While the proposal would introduce an additional storage building at Hepple Woodside, it is not considered that this would materially affect the amenity of the occupiers of Woodside Cottage. The proposals are considered to be in accordance with Core Strategy Policy 3 and the NPPF in respect of residential amenity.

Effects on National Park special qualities;

The site is located within the Simonside Hills Landscape Character Area, but is entirely screened to all sides by mature trees, which will provide effective screening of the development from site's wider surroundings. The development would not be visible at all within the landscape, or from public rights of way or access land. The landscape character of the area would therefore not be affected by the development, which would accord with Core Strategy Policy 20 and Chapter 11 of the NPPF.

The development is not likely to have a material effect on the tranquillity of the National Park in terms of noise, lighting levels, or any other impact. No external

lighting is shown or referred to within the application plans or documents. Subject to a condition allowing for any additional external lighting to be managed appropriately, the proposals accord with Core Strategy Policy 19 and paragraph 115 of the NPPF.

There are no ecological implications arising as a result of this proposal. The presence of many mature trees surrounding the site is also noted, but these would be unaffected by the development. The proposals accord with Core Strategy policies 17 and 22 and Chapter 11 of the NPPF.

It is not considered that the proposals are likely to adversely affect the historic environment or cultural heritage of the National Park. The proposals accord with Core Strategy Policy 18 and Chapter 12 of the NPPF.

Highways & Access

The proposals would have no affect on highway safety, or upon the surrounding highway network. While there is existing vehicular access to the site, which would remain unchanged, the site is over 400 metres from where the access tracks meet the adopted highway. It is not considered that the nature and use of the proposed building would generate additional traffic flows to and from the site.

There are no public rights of way or access land in the vicinity of the proposals that could be affected by the development.

The proposal accords with Core Strategy policies 3 and 12 and the NPPF.

Flood risk

Environment Agency maps indicate that the site is at very low risk of flooding from rivers or the sea, or from surface water. There is not considered to be any appreciable risk of the development site, or surrounding areas being subject to unacceptable risk from flooding as a result of the development. The proposal accords with the NPPF and Core Strategy Policy 27 in this respect.

Summary

Subject to the conditions below, the proposal is considered to be sustainable development and in accordance with development plan policies, having regard to all other material planning considerations.

Recommendation & Conditions

That planning permission is granted, subject to the following 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 received on 16th August 2016
 - *Planning Statement for Estate Storage shed at the rear of Woodside Cottage* received on 2nd September 2016
 - *Site Location Plan and Land Ownership Boundary 2016/01 N05 1* received on 2nd September 2016
 - *Proposed Storage Shed Details 2016/01 N04 1* received on 2nd September 2016
 - *Proposed Site Layout 2016/01 N03 1* received on 2nd September 2016

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Policies 1, 2, 3, 5, 12, 14, 17, 18, 19, 20, 21, 22, 25 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Prior to the fixing of any external lighting associated with the development, 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 during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

4. The building shall be used for storage and/or purposes associated with the operation and/or management of the Hepple Estate, and for no other use.

Reason: The need for the building to provide storage associated with management of the Hepple Estate is part of the justification put forward for this development, and to ensure that the development remains in accordance with Core Strategy Policy 5.

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, may constitute unauthorised development and may be liable to enforcement action.

(b) You, 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 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. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Background Papers

- Planning Application File 16NP0082
- EIA Screening Opinion 16NP0082

	Signature	Date
Planning Officer		
Head of Development Management		