



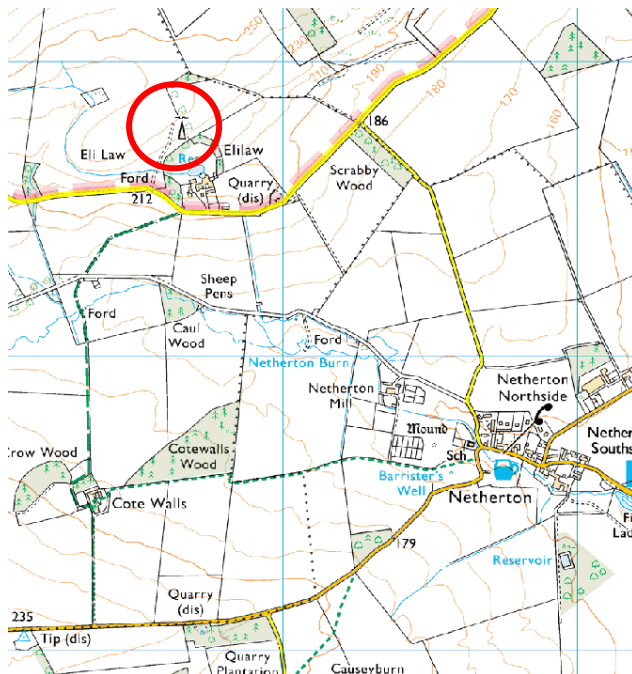
DELEGATED DECISION REPORT

Application Reference Number	16NP0086
Description / Site Address	Installation of 1no. 600mm diameter radio link dish at a height of 17.5metre on Airwave Communications Mast, Elilaw, Thropton, Rothbury, Northumberland, NE65 7HN
Expiry date of publicity / consultations	19 October 2016
Last date for decision	8 November 2016

Details of Proposal

Planning permission is sought for the installation of 1no. 600mm diameter radio link dish at a height of 17.5m on an existing communications mast, alongside alterations to existing ground-based equipment and other ancillary development, on land north of Elilaw, Thropton.

The application site is located approximately 130m north of Elilaw Farm, with the mast being located within a gated compound directly adjacent to an area of woodland.



Aerial views of application site; existing mast marked in red

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 5	<i>General Location of New Development</i>
Policy 12	<i>Transport and Accessibility</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 28	<i>Utilities and Infrastructure</i>

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

02NP0005 Erection of 25-metre high monopole mast with 3 no. 2.5 metre antennae and associated equipment cabin, compound and access track. *Planning permission granted 27.03.2002*

Consultation/Representations

Biddlestone Parish Council:

Assessment

The main issues to be taken into consideration in the assessment of this application are:-

- The Principle of the Development;
- Impact upon Visual Amenity and Landscape Character;
- Tranquillity and Impact upon Local Amenity; and
- Highways and Rights of Way; and

The Principle of the Development

The National Planning Policy Framework makes clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, demonstrating high quality design and sustainable construction; these are addressed later in this report.

The proposed development would take place within the open countryside, however as this is not 'local needs development', this does not need to be directed towards a Local Centre, as identified by Core Strategy policy 5. New development is only permitted within the open countryside where this cannot be located within an identified settlement, or fulfilled through the re-use of an existing building. The proposed installation of a radio link dish to an existing mast would utilise an existing structure, and the proposal therefore accords with this part of Core Strategy policy 5. It is also

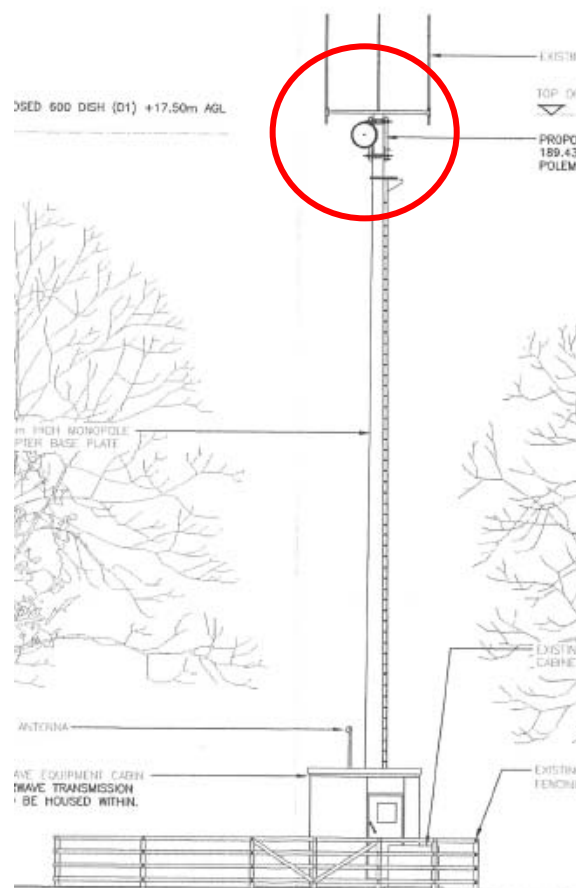


accepted as both logical and necessary that the proposed work is undertaken in the identified location in order to fulfil requirements in respect of safeguarding the operations integrity of the Airwave emergency services network.

Development within the open countryside must also conserve or enhance the special qualities of the National Park, and provide opportunities for public enjoyment and understanding of these special qualities without negatively impacting upon them. Core Strategy policy 28 provides support for utilities and infrastructure projects, provided that these would not impact detrimentally upon the special qualities of the National Park- these aspects of the proposal will be assessed in detail throughout this report. Subject to the acceptable safeguarding of these special qualities, the proposal would accord in principle with Core Strategy policies 1, 5 and 28 and the NPPF.



Left: View facing west towards application site



Right: Location of proposed dish

Impact upon Visual Amenity and Landscape Character

The existing mast and ground-based equipment are positioned directly north of an area of woodland which provides a shelterbelt for nearby Elilaw farm, located to the south of the application site. The mast with the addition of the proposed dish would continue to be seen against this wooded backdrop alongside the existing pole and would not be substantial in scale. The proposed alterations to the ground-based equipment would be minimal and would not be readily visible from outside of the site. It is therefore not considered that the proposed dish would impact significantly



upon the surrounding landscape character or views of the National Park. The proposal thus accords with Core Strategy policies 1, 3, 20 and 28 and the NPPF in this regard.

Tranquillity and Impact upon Local Amenity

Due to the proximity of the application site from surrounding residential properties and nature of the development, it is not considered that there would be any adverse impact upon local amenity. The proposal accords with Core Strategy policy 3 in this respect.

The application does not state whether external lighting would be required as part of the proposed development. It is however recognised that external lighting may be a future requirement of the development. It is therefore considered prudent to include a condition restricting the installation of this on the site in the future, in order to protect the tranquillity of the area, including the designated Dark Sky Park. Subject to the inclusion of such a condition, the proposal is considered acceptable in terms of impact upon tranquillity in this respect, in accordance with Core Strategy policy 19 and the NPPF.

Highways and Rights of Way

The nature of the development is such that the proposal would not impact detrimentally upon existing public access or the safety of the surrounding highways network. The proposal is therefore considered to be in accordance with Core Strategy policy 12.

Recommendation & Conditions

It is recommended that conditional 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, dated 22nd August 2016
- Site Location Maps (Drg. No. 100 Rev. A), dated 22nd August 2016
- Proposed Site Plan (Drg. No. 200 Rev. B), dated 22nd August 2016
- Proposed Site Elevation (Drg. No. 300 Rev C), dated 22nd August 2016
- Design and Access Statement, dated 22nd August 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 3, 5, 12, 19, 20 and 28 of the NNPA Core Strategy and the National Planning Policy Framework.



3. Prior to the fixing of any external lighting within the site, 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 thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with Core Strategy Policy 19 and the NPPF.

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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - (b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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 Planning Application 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. If there is a condition that requires work to be approved prior to the commencement this is called a 'condition precedent'. The following should be noted with regards to conditions precedent:
 - (a) if a condition precedent is not complied with, the whole of the development will be unauthorized and you may be liable to enforcement action.
 - (b) In addition if a condition precedent is breached, the development is unauthorized and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.



	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		