

# NORTHUMBERLAND

## Northumberland County Council

### MEMO

**To:** Chris Stanworth, Planning Officer, Northumberland National Park

**From:** Gillian Plaice, Environmental Health Officer

**Date:** 12<sup>th</sup> December 2016

**Our Ref:** SRU106934

**Planning Ref:** 16NP0103

Construction of extension to public house for microbrewery.

**Location:** Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

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I refer to your re-consultation dated 7<sup>th</sup> November 2016 and attachments:-

- Site Layout Plan, prepared by Currie + Currie Architecture reference CC/16/TWBDBY/1004, dated May 2016
- Proposed and Existing Floor Plans, prepared by Currie + Currie Architecture reference CC/16/TWBDBY/1001, dated May 2016.
- Application for Planning Permission signed on behalf of the applicant and dated 02/11/16.

### Opinion

In principle this Service is in agreement with this proposal.

### Commentary

The application is for the construction of an extension to the existing public house for the purposes of establishing a microbrewery. The premises is set within a rural location with the nearest properties 100m from the site.

The application lies within Northumberland International Dark Sky Park. If external lighting is required it should comply with the design guidelines set out in the Northumberland International Dark Sky Park Lighting Master Plan.

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

### Recommended Conditions

#### 1. Ventilation and Extraction Systems – Odour Control

Prior to the commencement of development a scheme containing full details of arrangements for internal air extraction, odour control and discharge to atmosphere from brewery operations, including any external ducting and flues, shall be submitted to and approved in writing by the Local Planning Authority. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when brewing is being carried out unless otherwise agreed beforehand in writing with the local planning authority.

**Reason:** To protect nearby residential receptors from potential undesirable odour impacts.

## **2. Lighting**

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 during the operation of the office accommodation, unless removed entirely.

**Reason:** In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1, 17 and 19 of the Core Strategy and NPPF.

### **Informative**

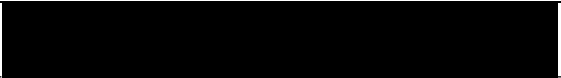
The application site is within an area affected by radon gas as shown in the PHE/BGS Radon Potential Dataset, 2007. Radon maps for the area suggest that 1-3% of properties are at risk of being above the action level for radon which is 200 Becquerel's per cubic metre (Bq m<sup>-3</sup>). Building Regulations require that Basic Protection Measures are taken against radon entering the buildings to be constructed on the site. For further information on radon please refer to the Public Health England radon website <http://www.ukradon.org/>.

Please note that the Twice Brewed Inn is supplied with water from a borehole private water supply. A risk assessment of this supply was carried out in November 2012.

The Regulations require private water supplies to be subject to a risk assessment and water sampling. The frequency of water sampling is determined by the classification of the supply. Private water supplies with a commercial activity (for

example B&B, holiday let, assured short hold tenancy) using <math>10\text{m}^3</math> of water each day would be subject to water sampling on a frequency of not less than 1 year.

A copy of the Private Water Supplies (England) Regulations 2016 can be viewed at: <http://www.dwi.gov.uk/stakeholders/legislation/>

	Name	Signature
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