

DELEGATED DECISION REPORT

Application Reference Number	16NP0103
Description / Site Address	Construction of extension to public house for microbrewery at Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN
Expiry date of publicity / consultations	28 November 2016 (Last responses received from consultees on 13 December 2016)
Last date for decision	2 January 2016

Details of Proposal & Site

This application seeks planning permission for an extension to the Twice Brewed Inn, which is located on the south of the Military Road (B6318) and to the west of the Once Brewed Visitor Centre site that is currently under redevelopment.



View of Twice Brewed Inn from the north

The extension would measure approximately 20 metres by 8 metres, and would be set towards the rear of the site. The building would be built from a natural facing stone, with stone quoins and a dual pitched slate roof, with uPVC windows, and a “werzalit” clad double door in the north elevation. The ridge height of the extension



would be just below 6.5 metres in height (compared with the 8 metre height of the existing building), with the extension having an eaves height of approximately 4.5 metres.

The extension would adjoin the existing building using a dual pitched glazed link building, around 5 metres in width where the main public access to the building would be. The maximum height of the link building would be roughly level with the proposed eaves height of the main building.

The purpose of the building would be to house a brewery, with space also provided for a cellar and store and an entrance/circulation area between the brewery and the existing pub, which would contain a bar. The existing pub and accommodation at the Twice Brewed Inn would continue to operate as they do currently.

The application proposes an extension to the east of the car park, adding an area of approximately 25x35m (the work to extend the car park has already been carried out). Part of the existing hard surfaced area would be lost to make way for the proposed extension

It is noted that a recently created access point is shown on the plans (which has already been created and does not benefit from planning consent). The creation of this access point does not form part of this proposal, and this is confirmed on the site plan submitted with this application. The proposals are being assessed on the basis that the longstanding access point, close to the pub itself would continue to be used for the purpose of considering this application.

Relevant Planning Policy

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	Delivering Sustainable Development
Policy 2	Climate Change
Policy 3	General Development Principles
Policy 4	Major Development within the National Park
Policy 5	General Location of New Development
Policy 12	Transport and Accessibility
Policy 14	A Sustainable Local Economy
Policy 15	Sustainable Tourism & Recreation Development
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character
Policy 22	Trees, Woodlands and Forests
Policy 25	Renewable Energy and Energy Efficiency
Policy 27	Water and Flood Risk
Policy 28	Utilities & Infrastructure

Supplementary Planning Guidance

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

Relevant Planning History

15NP0063	Change of use of part of dining room to be used as a temporary visitor information point and ancillary sales (approved with conditions, 29/9/15)
15NP0054	Approval of details reserved by condition 10 and 13 of planning permission 14NP0038 (Once Brewed redevelopment on adjacent site) in respect to construction management (approved 16/9/15)
14NP0068	Advertisement Consent in respect of one sign (approved with conditions, 22/9/14)
09NP0025	Proposed construction of covered verandah at rear of public house (withdrawn, 14/7/09)
03NP0050	Installation of cycle stands and cycle lockers (approved with conditions, 16/9/03)



- 03NP0007 Construction of porch/bus shelter (approved with conditions, 15/4/03)
- 96NP0061 Construction of aerial tower and radio equipment cabin (refused 12/12/96)
- 81NP0026 Erection of illuminated sign (refused 5/10/81)
- 74NP0048 Display of an illuminated projecting sign (refused)
- 73NP0132 Extension (approved with conditions)
- 70NP0068 Extension of hotel and restaurant (approved with conditions)

Consultation/Representations

Comments were invited from the following consultees by 28th November.

Historic England: **Comments provided**, which recommend that any permission issued for this development should have appropriate condition(s) imposed on it to require an archaeological watching brief on all excavations necessary for the development. Provided this is done, the development will not cause harm to the significance of archaeological remains associated with the Hadrian's Wall World Heritage Site and their settings.

NNPA Historic Environment Officer: **Comments provided**. Considers there to be less than substantial harm to the World Heritage Site setting and archaeological remains, providing that a watching brief is carried out to monitor intrusive groundworks. The response also notes that greater discussion of the historical development of the site would have been welcomed.

NNPA Access Officer: **No objection**. No rights of way would be affected.

NNPA Ecologist: **No objection**. Confirms no bat survey is required. Comments made re: waste water, noting that the additional amount of discharge is small in comparison to the existing use, querying whether this is operating correctly.

NNPA Landscape & Forestry Officer: **Comments provided**. A detailed response has been provided, which, in summary, asks for clarification of the material to be used for

the roof, suggests that some landscaping is provided to the northern side of the proposed development to soften its effect on the landscape character and views given the sensitive location, and that any subsequent external lighting is managed via the use of a planning condition.

NNPA Historic Buildings Advisor: **Comments provided.** The presence of the listed building at West Twice Brewed is noted and a summary of its significance is provided. The response concludes that the submitted proposal is considered to be sufficiently limited, positioned away from the listed building so as not to impact on the setting of the Grade II listed building.

Environment Agency: **No formal response provided.** Confirmation has been provided that the proposal falls outside of the EA's consultation checklist – no formal response was offered, but it was noted that the existing reed bed treatment plant has an existing permit.

NCC Environmental Health: **No objection, subject to conditions** relating to ventilation and extraction system details (to protect residential properties from odour impacts) and an external lighting condition (to protect tranquillity/dark character from excessive light pollution).

NCC Highways Department: **Comments provided.** The development is acceptable in highway safety terms. Conditions requested in respect of a transport method statement and cycle parking.

No comments have been received from Henshaw Parish Council.

The neighbouring property at West Twice Brewed was also notified. A site notice has also been displayed, inviting comments by 2nd December 2016.

One additional response was received from the NNPA Visitor Development Officer, which asked that, should any external lighting be required, that it should be in accordance with guidance in the Northumberland Dark Sky Park Lighting Master Plan.

Assessment

The key material planning considerations are:

- The principle of the development – (Major development test, Environmental Impact Assessment, location of development, tourism & economy);
- Design, character & appearance;
- Historic environment / cultural heritage;
- Landscape character;
- Tranquillity & dark skies;
- Ecology & trees;
- Foul drainage & services;
- Highway safety, parking & access;
- Residential amenity.

Other material planning considerations will be considered and referred to where relevant.

The Principle of the Development

Major Development Test

The proposal would involve an extension to the east of the Twice Brewed Inn to create a microbrewery. The extensions to the building would cover a total area of approximately 250m². The proposal also involves an extension to the existing car park area which roughly doubles the area of the existing car park.

The proposal would fall below the national definition of major development set out in the Development Management Procedure Order 2015. The supporting text to Policy 4 of the NNPA Core Strategy also provides a definition of major development to be applied to development proposals within Northumberland National Park. Development is classed as major “*when its characteristics and specific impacts are likely to have a significant impact on the special qualities of the National Park*”. In this case, it is not considered that the characteristics and impacts of this development are likely to have significant impacts on these special qualities. The development would not constitute major development and Policy 4 would not be applicable to this proposal.

Environmental Impact Assessment

The provisions of the 2011 Environmental Impact Assessment (EIA) Regulations (as amended) are also a relevant consideration. As the proposal is located within

designated sensitive areas (Northumberland National Park & Hadrian's Wall World Heritage Site), the local planning authority must adopt an EIA screening Opinion. A 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. An Environmental Impact Assessment is therefore not required.

Location of Development, Tourism & Economy

The site at Twice Brewed is situated in an area defined as 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.

While the proposal would be physically attached to and would extend the existing building at Twice Brewed, the proposal would add a new element to this building of a fairly substantial size, and would introduce a new microbrewery use within the new extension, adding to the existing public house and visitor accommodation that currently exists. The proposal must therefore be assessed as new development, against the provisions of Core Strategy Policy 5.

This policy states that new buildings are only ordinarily permitted in the open countryside where it is demonstrated that the development cannot take place in an identified local centre or through the reuse of an existing building and, where the special qualities of the National Park are conserved and public opportunities for enjoyment/understanding of the National Park's special qualities are provided.

The applicant has provided a supporting statement setting out reasoning to explain why the proposed microbrewery needs to be located on the Twice Brewed site. The statement sets out the investment that has already been made into the business, including refurbishment works, noting that summer occupancy rates for the accommodation are over 90% in the summer, with the overall business growing 32% since refurbishment in 2015. 47 staff are currently employed in the peak summer months.

As the existing functions of the business would continue, it is accepted that the existing building could not be re-used for this development. It is also considered that the location of the proposed microbrewery is appropriate in this case. The microbrewery is being proposed not just to produce beer to supply to local

businesses, but with a particular focus on being a visitor attraction with a unique selling point, but also linked to the existing function of the Twice Brewed Inn as a rural pub.

The site is located within the area most popular with tourists in the National Park, on a site that is already developed, situated between an existing building and the site of the former Once Brewed Visitor Centre, on which a major tourism-focused development is currently being constructed. Various other tourism-focused businesses can also be found within relatively close proximity of the site. The supporting statement notes that with the development of the adjacent site for the Sill, which would also provide food and accommodation facilities, that this diversification is important to enable the business at the Twice Brewed to continue to thrive and complement other tourism and visitor-focused uses in the local area.

It is accepted that the development is a logical proposal that is likely to provide positive diversification and enhancement of the local tourism offer, allowing an existing business to be sustained and to expand, whilst introducing a new use on the site, which is linked to the tourism economy and visitor experience. Three additional full-time jobs are also expected to be provided, which is positive to local employment within the area.

Weight must also be given to the fact that, while the location of the development is outside of a local centre or smaller village defined within the Core Strategy, the development is intended to predominantly cater for visitors to the area, rather than to provide local needs development. In this sense, it is considered to be an appropriate location for this development to be located, despite constituting a minor departure from Core Strategy Policy 5.

Policy 14 states that in order to create and retain a sustainable local economy the National Park Authority will support proposals which enable the expansion of new or existing businesses which relate to the special qualities of the National Park, but do not negatively impact on them. Policy 15 states that proposals for sustainable tourism will be supported, provided that developments maximise opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park, whilst not adversely impacting on them and integrate with existing visitor facilities.

The proposal would expand, and integrate with, the existing visitor facilities along this part of Hadrian's Wall, and would conserve the special qualities of the National

Park, whilst providing opportunities for the public to understand and enjoy these special qualities, in accordance with Core Strategy policies 1, 14 and 15, and the National Park's statutory purposes. The NPPF also seeks to support a prosperous rural economy, stating that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Specifically this policy framework seeks to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

The proposed development is considered to be acceptable in principle, having regard to development plan policies and other material considerations, and in accordance with this aims of the Core Strategy, NPPF and National Park statutory purposes and duties.

The proposal is for a microbrewery, which is classed as a Class B2 use. The specifics of this development proposal, and the benefits that there would be to the area from the proposed microbrewery, which would be a use linked to tourism, and linked to the existing pub on the site mean that this specific use would be appropriate in the circumstances of this case. It is important that the building hereby approved is restricted to a brewery use specifically through a planning condition, and not be permitted for any B2 use, as some other Class B2 uses could have a much greater effect on the National Park's special qualities, in particular its tranquillity, and upon amenity, and would not bring the same benefits to the local tourism and recreation economy.

Design, Character & Appearance

The proposed extension to the building reflects the architectural principles of the host building and is also typical of the local vernacular. The main element of the development would be built from stone and slate, with a pitched roof. The use of these materials and the roof pitch are appropriate in the context of the existing Twice Brewed Inn and other nearby buildings such as the house and barn a short distance away at West Twice Brewed. Information on the provenance of the stone and slate to be used, to ensure that it would be a good match with existing development, and weather appropriately, is important given the sensitive setting within the outstanding historic and natural landscape in which the site lies. Subject to this, the choice of materials enable the addition to be seen as harmonious in relation to the main building, local architectural vernacular and surrounding landscape character.

The use of UPVC windows and doors in some cases is not ideal, and timber would be preferable to fit in with the local architectural vernacular. However, the use of uPVC is not considered to be significantly detrimental to the character of the development on the site, or the surroundings. It is important that details of colours are confirmed, as these have not been provided at this stage.

The use of a glazed link is of a more modern character, it is considered to be an appropriate means of adjoining what is a fairly substantial extension to the building, subject to confirmation of the external materials to be used in the construction of this link building, which have not been confirmed at this stage. While this is a more modern aspect of the building, it is considered to be an appropriate manner for the proposed extension to adjoin the main building and is an approach that is encouraged by the NNPA Building Design Guide SPD.

While the glazed link element of the extension would have a length of approximately 5 metres, and the main extension a further 20 metres, is sizeable, this is not especially long or large in the context of what is already a very long, narrow building that is currently on the site.

The height of the proposed extension would also be set at a much lower level than the main building, and to the rear of the site (when viewed from the road and the more sensitive receptor sites to the north). It is considered that the proposed extension has been suitably designed to respect the character of the host building and the wider surroundings, allowing for a subservient extension to be added to the Twice Brewed Inn to accommodate the proposed new use.

The additional car parking area that is proposed (and has been built out on site) is a continuation of the already existing car parking area and would not have any substantial effect upon the character or appearance of the area.

The proposals are considered to accord with Core Strategy policies 1 and 3 and the principles of the Building Design Guide SPD, and the NPPF in respect of design.

Historic environment / Cultural heritage

World Heritage Site Setting

The site is located within the Hadrian's Wall World Heritage Site, which is an area of high historic significance, designated as being of global importance. Great weight must therefore be attached to its value and significance. Having considered the location, scale and detail of the development, although it will be visible from Hadrian's Wall and the Roman frontier, it will not harm the understanding and appreciation of Roman military planning and land use, which is what the World Heritage Site designation is intended to protect.

Archaeology

A number of archaeological assets exist on or close to the site, and the area is sensitive in terms of the potential for archaeology.

The Hadrian's Wall Vallum, a major Roman ditch system is designated as a Scheduled Ancient Monument (SAM) is an important nationally designated heritage asset and runs through the northern part of the site. The extensions to the building would not any direct affect the SAM.

The extension to the car park has already been constructed and was initially installed on a temporary basis, in connection with a construction management plan for the adjacent site at Once Brewed (application ref. 15NP0054), but has more recently been used as a car park in connection with the pub, which goes beyond what was authorised by that permission. Paragraph 4.12 of the supporting Design and Access Statement states that the "car park layout" has been amended", referring to the retention of this area that is shown on the applications. It is understood that no further excavation is required, as the application proposes to retain the area that is already in place on a permanent basis.

The proposals would not therefore have any direct effect on this Scheduled Ancient Monument. For the avoidance of doubt, the new proposed access, which crosses the SAM is not part of this application and it is understood that this would be part of a separate planning application. The fact that the new access is not part of this application, and would be part of a separate application, is clarified on the application plans. The supporting statement also refers to the fact that the site has a safe and lawful access onto the Military Road (close to the existing buildings).

Both Historic England and the NNPA Historic Environment Officer's response request that an archaeological watching brief is carried out on all excavations necessary for the development. This is due to the archaeological sensitivity of the

site, including the known, designated archaeological assets, and the potential for other archaeological deposits. Provided this is done, the development will not cause harm to the significance of archaeological remains associated with the Hadrian's Wall World Heritage Site and their settings.

Listed Buildings

The requirement in the Planning (Listed Building and Conservation Areas) Act 1990 for the LPA to consider the effect of development on listed buildings and their setting is also acknowledged. This issue has been considered and the only listed buildings within close proximity of the site are the farmhouse and barn at West Twice Brewed. The setting of these would not be affected by the proposed development, which lies at the opposite side of the Twice Brewed Inn.

Historic Environment – Summary

Subject to the inclusion of a condition requiring an archaeological watching brief to be carried out during any excavations into the ground associated with this development, it is considered that the significance of the historic environment would be sustained by the proposals, in accordance with Core Strategy policies 1, 3 and 18 and Chapter 12 of the NPPF.

Landscape character

The site lies within the west section of the Tyne Gap and Hadrian's Wall National Character Area, a valuable landscape, which is characterised by the fact that it is visually contained to the north by the parallel scarps of the Whin Sill, which is a dominant feature within the landscape. The area is also characterised by pasture land to the west, with more mixed and arable farmland to the east. Enclosures to farmed areas vary, but dry stone walled enclosures dominate western area, with hedged areas seen more frequently to the east of the area. Moving north of the Whin Sill the character of the landscape is much more open and windswept, grazing on elevated land.

A study in 2007 of the Landscape Character Assessment of the Tynedale District and Northumberland National Park assessed the landscape of this character area in more detail. This analysis places the landscape in this area within the Parallel Ridges and Commons Landscape Character Type. The features of the landscape character in this area include:

- A repeating pattern of elevated ridges and shallow troughs with strong east-west alignment;
- A cuesta landscape;
- Dramatic outcrops of igneous rock forming pronounced north-facing scarps and south facing dip slopes;
- Open moorland
- Medium to large-scale enclosure pattern defined by stone walls and post and wire fencing;
- Extensive Roman archaeology associated with Hadrian's Wall but also earlier archaeology;
- Limited habitation of dispersed farmsteads nestling into landform and surrounded by shelter planting;
- Limited tree cover of small broadleaved copses and blocks of coniferous plantation;
- Substantial areas for outdoor recreation.

The Landscape Character Types are broken down into further Landscape Character Areas, with this site being located in the Haltwhistle, Melkridge and Ridley Commons area. This character area shares the same characteristics as those set out above, but is also defined due to the particularly dramatic escarpment and associated outcrops of the Whin Sill and clear signs of Roman occupation.

Visibility of the proposed extension would be very limited to the south, and to the east and west would be screened by development to either side, with only very immediate views possible when passing the site along the Military Road. To the north of the building and much higher in the landscape are the most sensitive viewpoints that could be affected close to Hadrian's Wall. Sites where the site is particularly visible include at Peel Crag towards the Great Whin Sill and at other points along or close to Hadrian's Wall, including Whinshield Crag and from well used footpaths close to the car park at Steel Rigg.

The Twice Brewed Inn appears as a narrow, linear built feature within the landscape, when viewed from the north. The white painted exterior of the existing building's north facing elevation increases its visibility and prominence within the landscape to a degree, but, other than this, it is not an especially dominant feature within what is a very wide and expansive landscape, particularly from the most sensitive receptor points which are a good half a mile away to the north.

The extension would be built from stone and slate to match the side elevation of the existing pub, and would be both lower in height than, subservient to the main building, both factors which help limit the effect that the proposal would have on the surroundings. The extension would be viewed in the context of the existing building and car park at Twice Brewed, along with a number of other buildings, which include the landscape discovery centre that is currently under construction to the east, and West Twice Brewed farm to the west.

While the length of the building would be increased, and the extension would be visible in views from the north, this does not mean that the character of the landscape would be harmed. It is not considered that the presence of the extension would result in any appreciable change to the overall character of the expansive landscape that surrounds the site.

Similarly, while the extension to the existing car park increases the hard surfaced area provided, this does not result in any substantial change to the overall character of the landscape.

It is noted that the Landscape and Forestry Officer has suggested that the effects of the proposed extension could be softened or mitigated further if some form of appropriate landscaping could be incorporated into the car park to the north of the site. The suggested location, which is part of the existing car park, close to the building and the access to the site is likely to be an impractical location for any mature broadleaved trees to develop. The addition of trees in that location could also potentially look somewhat alien as other landscaping on the site is located back on the boundaries towards the south and east of the site. The possibility of some other soft landscaping in this area, such as shrubs could soften and mitigate some of the effects of the development to an extent.

A possible alternative of introducing landscaping further north, on the northern boundary of the site, would be highly likely to be impractical, and potentially harmful to archaeology, due to the presence of the Scheduled Ancient Monument, and in highway terms due to the access junction to the B6318, and associated sightlines/visibility into the site.

While it has been accepted that the character of the landscape would not be unacceptably harmed, its visibility from highly sensitive receptor points does mean that the presence of the new extension would have some affect on the character of

the surroundings. It considered that it would be reasonable for a planning condition to be included for a scheme of soft landscaping to be agreed.

Overall, it is not considered that the proposals would have an unacceptable effect on the wider landscape character of the Park. While there would inevitably be some minor changes within the landscape, Core Strategy Policy 20 is clear that that landscape conservation should be responsive to landscape change. The proposal would not be in conflict with Core Strategy Policy 20, the Landscape SPD, or the NPPF.

Tranquillity & Dark skies

The site is located in a highly tranquil location within the National Park and the Northumberland Dark Sky Park. Effects from noise or lighting in particular could impact upon this tranquillity, a highly valued special quality of the National Park. The site is located within the E0-50 area (Northumberland Dark Sky Park Lighting Master Plan) where any new external lighting fixtures should ideally be fully-shielded and emit less than 600 lumens each.

No scheme for external lighting has been submitted for consideration as part of this application. While inappropriate lighting could be detrimental to the tranquillity of the area, should suitable lighting, which accords with good practice guidance, be implemented, then the tranquillity of this part of the National Park should be adequately protected. The submission and implementation of an appropriate lighting scheme can be controlled through condition. It is therefore recommended that a condition is included to ensure that, should external lighting be required, that a lighting scheme is provided to include details of all external lighting that is proposed.

It is not expected that there would be any source of noise which would unacceptably harm the tranquillity of the area. No concerns relating to noise have been raised within the Environmental Health Officer's response.

The development is not likely to have a material effect on the tranquillity of the National Park in respect of impacts from external lighting, or from noise. Subject to conditions allowing external lighting to be managed appropriately, and the proposals accord with Core Strategy Policy 19 and paragraph 115 of the NPPF.

Ecology & trees

It is not considered that the proposal would have any material effect upon protected species or habitats. The application documents do not indicate that any notable trees would be removed or harm important trees. The proposal will accord with Core Strategy policies 1, 17, 22 and the NPPF and would not have any implications with respect to the Habitats Regulations.

Foul drainage & services

The proposal intends to connect into an existing foul drainage treatment plant system, which was installed in 2008. This is a sizeable system, and is made up of a main sewage line, leading into three 11,000 litre tanks, which feed into reed beds. The Environment Agency has confirmed that this existing system does have a permit. The applicant has advised that a microbrewery of this scale is expected to brew no more than twice per week and this is considered to be a relatively small increase in discharge to this existing system, based on information available. It is noted that the NNPA Ecologist's response only considers this to be a small increase. The Environment Agency has declined to provide a formal response, as they consider that this proposal is outside of their consultation checklist. This also indicates that the scale of the development is not likely to be of a scale to have major implications in respect of any potential for pollution.

Due to the location, it would not be feasible for the development to connect to a mains sewer. Planning Practice Guidance advises that a treatment plant is the next most favourable option for foul drainage discharge. The proposal accords with Planning Practice Guidance in this respect.

It is noted that the NNPA Ecologist has queried odours associated with the existing system. However this system is already in place, and any issues there were would presumably be linked to maintenance of this existing system. The development would only lead to a small increase in output to this system and NCC Environmental Health service have raised no concerns relating to potential odour impacts, other than those linked to ventilation/extraction and discharge to the atmosphere from brewery operations.

There is no evidence to suggest that the additional discharge into the treatment plant, associated within this new use, would be harmful in terms of odour or pollution. No new power, water, or other service connections would need to be introduced to service the development. It is considered that the proposal accords with Core Strategy policies 3 and 28 in this respect.

Highway safety, parking & access

The application has been assessed on the basis that vehicular access to the site would be gained via the existing authorised access point onto the B6318, at the north-west corner of the existing car park. A separate planning application is due to be submitted for the recently installed vehicular access point onto the B6318, located further east, which does not form part of this application.

The proposed development will not have an impact on highway safety in the area, as there will be only a slight increase in the amount of vehicle movements using the existing permanent vehicular access at the north-western corner of the car park as a result of this development proposal. The existing access can accommodate the increase in vehicle movements.

There is sufficient parking already associated with the existing enterprise on the site, whilst it is noted that this is not marked out as shown on the submitted plan (CC/16/TWBDBY/1004), it is more informally laid out which is in keeping with the surrounding area which is of substantial historic and natural environment value and importance, and is considered to be appropriate in both visual and highway safety terms.



Location of existing cycle parking provision (adjacent to existing access)

A planning condition has been requested by the highway authority, for a Construction/Transport Method Statement to be provided, to provide information relating to factors including construction traffic, parking and storage, where

applicable. This is considered to be a reasonable condition required in the interests of the amenity of the area and highway safety, in accordance with Core Strategy Policy 3 and the NPPF.

The highway authority response notes that existing cycle provision would be lost as a result of the extensions to the building and would wish to ensure that this is relocated elsewhere to continue to provide cycle parking to contribute towards sustainable modes of transport. In considering the scale and nature of the business enterprise on this site and the provisions of Core Strategy policies 1 and 12 it is considered that this is a reasonable requirement of any approval that is issued for this proposal. This is considered to be appropriate and a condition is therefore recommended to ensure that details of proposed cycle parking are submitted, approved and implemented.

The proposals are in accordance with Core Strategy policies 1, 3, and 12 in respect of the highway implications.

Residential Amenity

It is noted that there are neighbouring properties a short distance away from the development. There is a residential property at West Twice Brewed and there is also tourist accommodation on the site at the Twice Brewed and YHA accommodation under construction on the adjacent site to the east.

The physical elements of the development would not affect residential amenity of these properties. While there may be a small amount of disruption during the construction phase, it is not considered, and particularly as a construction management plan is also proposed. The Environmental Health response does not indicate that there would be any noise issues arising from the operation of the microbrewery.

A condition has been requested by the Environmental Health Officer requiring a scheme of ventilation and extraction measures, in order to ensure that potential odour impacts with the operation of the microbrewery are adequately mitigated. This condition is considered to be appropriate.

The proposals accord with Core Strategy Policy 3 and the NPPF, and the provisions of the Human Rights Act 1998, in this respect.

Other Considerations

The proposal is not located within Environment Agency flood risk zones 2 or 3 and Environment Agency surface water flooding maps do not indicate that there would any risk of flooding either. Due to the scale, nature and location of the development, neither the Environment Agency or the Lead Local Flood Authority are statutory consultees on this proposal. The proposals are acceptable in terms of flood risk and in accordance with Core Strategy policies 1 and 27, and the NPPF.

No public rights of way would be affected by the proposals. The proposal accords with Core Strategy Policy 12 in this respect.

No information has been provided to demonstrate how these proposals would accord with Core Strategy policies 2 and 25 and the NPPF Chapter 10 in respect of renewable energy and climate change. Policy 25 asks for development to minimise the amount of energy used during construction, achieve the highest energy efficiency through the location, orientation, layout, design and insulation of development, or provide a contribution of 10% of the energy requirements through renewable technologies in order to meet the aims of Policy 2, which aims to reduce emissions and energy during construction and help adaptation to climate change.

NPPF paragraph 96 advises that local plan targets for decentralised energy supply should be met unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable, also taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption.

No renewable energy provision has been provided as part of this proposal, nor has justification been put forward to demonstrate why the 10% renewable energy requirement in Policy 25 could not be achieved. Information has also not been provided to demonstrate how energy use would be reduced or how high energy efficiency would be achieved. It is considered that a planning condition can be included to allow these measures to be put forward, or for justification why they are not viable to be provided.

Summary & Recommendation

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.

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, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by 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 2/11/16
- Elevations CC/16/TWBDBY/100 Rev B received on 2/11/16 (roof material details amended as per the application form, Planning Policy & Heritage Statement and email of 16/12/16)
- Floor Plans CC/16/TWBDBY/1001 Rev C received on 2/11/16
- Location Plan ND122535 received on 2/11/16
- Site Layout Plan CC/16/TWBDBY/1004 Rev D received on 7/11/16
- PLANNING POLICY & HERITAGE STATEMENT - THE TWICE BREWED INN (dated 2nd November) received on 7/11/16
- Foul Drainage Assessment Form (FDA1) received on 2/11/16
- Agent email (received on 16/12/16) confirming the proposed use of slate for the roof of the proposed building.

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, 4, 5, 12, 14, 15, 17, 18, 19, 20, 22, 25, 27 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Prior to the commencement of work on the building hereby approved, samples and details of the following external facing materials shall be submitted to and approved in writing by the local planning authority.

- Samples and details of provenance of the facing stone to be used in the exterior of the building;
- Samples and details of provenance of the slate to be used in the exterior of the roof of the proposed building;
- Details of the materials and colours to be used in the frame of the proposed link building;
- Colours of the proposed external doors and window frames;

Reason: In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

4. Prior to the development first being brought into use, a soft landscaping scheme to include details, including exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the development being first brought into use. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of protecting the visual character of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 20 and the NPPF.

5. 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.

6. The building hereby approved shall be used only as a brewery (and associated store, cellar, bar and entrance/circulation areas, including as a visitor facility) and for no other purpose within Use Class B2, without the submission and approval of a subsequent planning application.

Reason: In order to protect the tranquillity of the area and the residential amenity of neighbouring properties, in accordance with Core Strategy policies 1, 3 and 19 and the NPPF.

7. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development;
- vi. measures to control the emission of dust and dirt;

Reason: To prevent nuisance, in the interests of residential amenity and highway safety, in accordance with Core Strategy Policy 3 and the National Planning Policy Framework.

8. The development shall not be brought into use until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is first brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: To ensure that provision for sustainable modes of transport is maintained, to contribute to achieving sustainable development, in accordance with Core Strategy policies 1, 12 and the National Planning Policy Framework.

9. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. The Local Planning Authority shall be informed, in writing, at least two weeks prior to the commencement of the development of the name of the said archaeologist. No work shall begin until the Local Planning Authority has confirmed, in writing, that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: In order to ensure that provision is made for the recording of any archaeological features or finds during the development, in accordance with Chapter 12 of the NPPF.

10. 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 in accordance with Core Strategy Policy 3 and the NPPF.

11. Prior to the commencement of the development, details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources (as defined in Annex 2 of the National Planning Policy Framework), or justification why it is not feasible or viable to provide these, shall be submitted to and formally approved in writing by the Local Planning Authority. The information submitted should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. The approved renewable energy measures required for each dwelling shall be implemented in full before the [first occupation of that dwelling/the property first being brought into use].

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included, in line with NNPA Core Strategy policies 1, 2 and 25 and Chapter 10 of the NPPF.

Informative Notes

1. For the avoidance of doubt, this permission does not include consent for the construction of, or use of, a second vehicular access to/from the B6318, or for any excavation works associated with this.
2. 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.

3. 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.

4. Building materials or equipment shall not be stored on the highway unless otherwise agreed with the highway authority. You are advised to contact the Northumberland County Council Streetworks team on 0345 600 6400 for Skips and Containers licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
6. The applicant is advised to contact the Environment Agency's permitting team to discuss the existing permit (NPSWQD001281) for the existing foul drainage system, as this may need to be amended. They can be contacted on the following email address: NE-Newcastle-EMWaste@environment-agency.gov.uk
7. 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⁻³). 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 <10m³ 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/>

Background Papers

Planning Application File 16NP0103

EIA Screening Opinion 16NP0103

	Signature	Date
Planning Officer		
Head of Development Management		