



DELEGATED DECISION REPORT

Application Reference Number	16NP0125
Description / Site Address	Variation of condition no.2 of planning permission 16NP0025 (change of use of Coach House to 14 bed hotel) to reflect revised siting of septic tank (retrospective) at The Coach House, Otterburn Hall, Otterburn Hall Estate, Otterburn, NE19 1HE
Expiry date of publicity / consultations	30 January 2017
Last date for decision	10 February 2017

Details of Proposal

This application seeks to make retrospective variations to condition 2 of planning permission 16NP0025, under which consent was granted for the change of use of the Coach House to a hotel, in order to reflect the revised siting of a septic tank and subsequent revisions to the car park layout.

The application has been accompanied by a supporting statement and has been amended during its course in order to reflect revisions to the proposed car parking layout.

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 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

16NP0125	Change of use of Coach House to 14 bed hotel/guest house including restaurant and Installation of septic tank. <i>Conditional planning permission granted 21.04.2016</i>
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Consultation/Representations

NCC Highways: No objections. *The proposed revised plans would not have an adverse impact on the safety of users of the highway or on the highway network. It is noted from the additional information submitted that there is sufficient space within the applicant's ownership boundary to accommodate the parking of 16 vehicles, despite the re-located septic tank.*

NCC Highways (re-consultation): No objections. *The revised car park layout is acceptable in highways terms.*

Historic England: No comments to make. *The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.*

Otterburn Parish Council: No response received

NNPA Historic Buildings Advisor: No objections. *Whilst the siting of the septic tank is not ideal, it is not considered to cause harm to the heritage assets in accordance with the NPPF and Planning (Listed Buildings and Conservation Areas) Act 1990.*

No representations received in response to a notice displayed at the site on 09.01.2017 or 2no. neighbour letters issued on 03.01.2017.

Assessment

The key material planning considerations are:

- The Principle of the Development;
- Design, Landscape and Visual Impact;
- Impact upon Cultural Heritage; and
- Highways and Rights of Way

The Principle of the Development

The development was considered to be acceptable in principle when assessing planning application 16NP0025. The changes proposed by this variation of condition application do not change this, and the development remains acceptable in principle.

Design, Landscape and Visual Impact

One issue for consideration as part of this application is whether the proposed variations would detrimentally impact upon the visual amenity or landscape character of the surrounding area.

As originally considered under 16NP0025, the proposed septic tank was to be installed underground within trees to the edge of the car park, and would therefore have no impact upon the visual amenity of the surrounding area. As installed, the septic tank is located centrally within the car park and is only partially underground, with the top part of the tank protruding above ground level, screened by a timber fence. Whilst clearly more visible than originally proposed, it is not considered that the revised siting and design of the septic tank or subsequent car park layout would



be detrimental to the visual amenity or landscape character of the area, in accordance with Core Strategy policies 3 and 20 and the NPPF. The supporting statement submitted indicates that the applicant would be willing to plant screening to soften the appearance of the fence however this is not considered necessary.



View facing towards septic tank and fence (as installed)

Impact upon Cultural Heritage

A further consideration in the assessment of this application is whether the proposed variations would detrimentally impact upon the cultural heritage of the surrounding area.

The Coach House is the former stables to Otterburn Hall, and is Grade II listed. The application site is located within the area of the Registered Battlefield of Otterburn and is adjacent to number of Listed Buildings including Otterburn Hall, to the south of the site.

As originally considered under 16NP0025, the proposed scheme was considered to be acceptable in terms of impact upon cultural heritage, with the proposed septic tank not considered to impact upon the setting of the surrounding listed buildings and structures due to its underground location; furthermore the installation of the septic tank was considered to benefit the building in enabling its re-use as a hotel.

Due to the increased visibility of the septic tank (by virtue of its revised design and siting) this is considered to have a greater impact upon the cultural heritage of the surrounding area, namely the adjacent listed buildings and structures. However due to the presence of the screening fence and context of the tank's location within an existing car park, the NNPA Historic Buildings Advisor considers that, on balance, the revised scheme would not cause harm to nearby heritage assets. The revised scheme would therefore accord with Core Strategy policy 18 and the NPPF.



Highways and Rights of Way

A further consideration in the assessment of this application is whether the proposed variations would detrimentally impact upon highways and any rights of way.

As originally submitted, car parking was proposed to be facilitated within the existing car park to the east (13no. spaces) and on land to the rear (north)(4no. spaces) of the Coach House hotel. Due to the revised siting of the septic tank, which is located within the car park to the east of the hotel where it was originally proposed that car parking for the hotel would be located, the proposed car parking layout (as amended) would instead be reconfigured, with 5no. spaces to the north and 12no. spaces to the east of the Coach House. NCC Highways have been consulted on the application and have confirmed that the revised car parking layout raises no objections. The revised scheme would therefore accord with Core Strategy policy 3 and the NPPF.

Recommendation & Conditions

Following consideration of the proposed variation of condition 2 of 16NP0025 the development as proposed remains acceptable in principle.

It is therefore recommended that the proposed variations to planning permission 16NP0025 are approved and planning permission is granted under 16NP0125 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 26th February 2016
- Design and Access Statement, dated 26th February 2016
- Foul Drainage Assessment Form (FDA1), dated 26th February 2016
- Application form (Removal or variation of condition), received 15th December 2016
- Additional Statement, dated 15th December 2016
- Site Location plan (Drwg. No. 160069-01), received 15th December 2016
- Proposed Site Plan 1:500 (Drwg. No. 160069:02), received 17th January 2017
- Proposed Treatment Plan Floor Plan and Associated Elevations (Drwg. No. 160069-03), received 15th December 2016

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 2, 3, 5, 7, 12, 14, 15, 18, 19, 20, 25 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

4. The development hereby permitted relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation must occupy this as short-term accommodation only. For the avoidance of doubt, this type of Occupier must not be occupying the building as their sole or main place of residence. In order to facilitate the enforcement of the foregoing, a register of occupiers of the premises to which this planning permission relates shall be made available to the officers of local planning authority upon request, following 24 hours notice.

Reason: To ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy in accordance with Policies 5 and 10 of the Northumberland National Park Authority Core Strategy and Development Policies Document.

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.



Background Papers

Application files 16NP0125 and 16NP0025

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		