

## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	17NP0004
<b>Description / Site Address</b>	Approval of details reserved by conditions no. 3, 4, 5, 7, 8, 10 & 11 of 16NP0103 (materials, landscaping, external lighting, construction method statement, cycle parking, air extraction and renewable energy) in relation with extension of public house for micro brewery
<b>Expiry date of publicity / consultations</b>	8 February 2017 (Consultees only)
<b>Last date for decision</b>	13 March 2017

### **Details of Proposal & Site**

This application proposes to approve details reserved by a number of conditions of planning approval 16NP0103, which granted conditional planning permission for an extension to the Twice Brewed Inn. The site 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.

The application includes details submitted in respect of the following conditions of the permission:

- Condition 3 (external materials);
- Condition 4 (soft landscaping);
- Condition 5 (external lighting);
- Condition 7 (construction method statement);
- Condition 8 (cycle parking);
- Condition 10 (air extraction/odour control);
- Condition 11 (renewable energy)

Confirmation has already been provided in writing to the LPA of the archaeologist that will be used for the watching brief (condition 9), but details of this are not required to be submitted as part of 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 12	Transport and Accessibility
Policy 18	Cultural Heritage
Policy 19	Tranquillity
Policy 20	Landscape Quality and Character
Policy 25	Renewable Energy and Energy Efficiency

### Supplementary Planning Guidance

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

## **Relevant Planning History**

16NP0103	Construction of extension to public house for microbrewery (approved with conditions, 22/12/16)
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**

NCC Public Protection: The initial response received by officers within the NCC Public Protection Team (8<sup>th</sup> March) advised that further information needs to be provided regarding the prevention of release of odours from the building. Following receipt of this initial response, the applicant provided additional information on the nature and frequency of the brewing process. On the basis of the revised information, the following response was provided:

*Public Health Protection are unable to comment on conditions 4, 7 and 8 as we did not request these conditions.*

*Regarding condition 5 (Lighting Scheme) and condition 10 (extraction and odour control) we have no objection to the discharge of these conditions.*

*With respect to condition 5, all lighting must be in line with the Northumberland National Park Good Practice Guide for Outside Lighting in Northumberland International Dark Sky Park.*

NCC Highways: No issues arise from the proposal. Comments provided in respect of conditions 7 and 8, stating that the Highway Authority is happy for the conditions to be discharged.

NNPA Landscape Officer: Comments received in response to the original landscaping scheme, as follows:

*“If the applicant is dissuaded from planting Rowan I can confirm that I do not consider the alternatives proposed (azaleas, hydrangea, cornus or berberis as being suitable as they are non native and out of keeping with this sensitive area of the National Park. The purpose of the proposed planting is to help breakup the hard stone frontage of the Twice Brewed Inn when viewed from receptor sites to the north such as the National Trails and Military Road.*

*I would wish to see the applicant follow the principals set out in the landscaping scheme of the adjacent development at the Sill and use predominantly native plants species so as alternatives to Rowan I might suggest shrub species such as Holly (*Ilex aquifolium*), Hazel, (*Corylus avellana*), Hawthorne (*Crataegus monogyna*) or possibly Guelder Rose (*Viburnum Opulus*).”*

A new landscaping scheme has subsequently been provided by the applicant in response to these comments, using the species suggested by the Landscape Officer.

## **Assessment**

The key material planning considerations relating to each of the conditions are discussed in relation to each condition individually. The principle of the development has already been established through the conditional approval of application 16NP0103.

### **Condition 3 (external materials)**

Condition 3 requires the details of the external materials for the building to be provided to ensure that the visual appearance and amenity of the area, and the valued natural and historic landscape, are conserved.

The main external materials proposed are the stone and slate for the walls and roof of the main part of the extension. The samples provided relate well to the existing property, are sourced from the local area and are appropriate within the outstanding natural and historic landscape in which the site lies.

The stone to be used in the exterior of the building would be locally sourced from a quarry located within the north-east region (Millknock) and samples of this have been provided. This would be a good match with the stone on the existing building and should weather appropriately over time. The slate for the roof would be reclaimed slate sourced by Matthew Charlton which would be expected to blend in well with the slate on the existing building.

A dark grey coloured uPVC is proposed for use in the link building, which is considered to be suitable on balance.

The window frames in the new extension are proposed to be white UPVC. This is consistent with the window frames on the existing pub and would be acceptable in this instance.

The external doors would be timber, and painted in a “recessive grey/green” colour which would be suitable.

The proposed external materials are considered to allow the visual appearance and amenity of the area and the valued natural and historic landscape in which the site lies to be preserved. The proposals are in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF in this respect.

#### Condition 4 (soft landscaping)

Condition 4 requires the submission of a soft landscaping scheme in order to protect the visual character of the area and the special qualities of the National Park.

Landscaping is required to soften the appearance of the new building within the sensitive historic and natural landscape in which the site lies, particularly in views from sensitive receptor points to the north. However, it is acknowledged that it is difficult to accommodate large amounts of landscaping on this site, in particular due to the presence of the Scheduled Ancient Monument which runs along the northern edge of the site, which is an area of high archaeological sensitivity.

The solution that has been put forward is for a small amount of native species to be planted in areas close to the building, Hazel and Holly to the north of the building and a Hawthorn and Guelder Rose to the east of the building. It is considered that these proposals would allow for the appearance of the building to be softened by appropriate landscaping that is native to the local area and blends in well with the surrounding landscape.

The landscaping proposals accord with Core Strategy policies 1, 3 and 20 and the NPPF.

### Condition 5 (external lighting)

Condition 5 requires the details of any external lighting required in association with the development to be provided to and agreed with the LPA, due to the sensitive location of the site within the Northumberland National Park and Northumberland International Dark Sky Park. External lighting has substantial potential to affect the dark skies and tranquillity of these protected areas and it is important that great weight is given to ensuring that any new lighting is appropriate in its context, in order to protect these special qualities, in accordance with Core Strategy Policy 19 and NPPF paragraph 125.

The initial submission proposed to install four lighting units to the exterior of the main building, and four adjacent to the car park. However, the applicant has requested to amend the proposals, to instead consist of:

- 2 no. Elipta down lights on the main building near the entrance doors (as shown on the plan originally submitted)
- 5 no. Lumineux LED floodlights (to be fully shielded and located as per the plan received on 9<sup>th</sup> March)
- 4 no. Lucide bollard/post lights adjacent to the car park (as per the plan originally submitted)

### *Lighting on the building*

Elipta E4312 down lights have been proposed in two locations, one either side of the double doors on the north elevation. These lights are fully shielded to direct light downwards in accordance with guidance on lighting in the Dark Sky Park. A number

of compatible lamps are shown in the product information. Seven of the nine compatible lamps listed in the product information are warm white LED lamps that appear as though they would have an appropriate lumen level for the dark sky area. The use of warm white LEDs is also positive in reducing the brightness of the light output and therefore reducing excess light spill, due to the colour of the light emitted. The applicants have confirmed that warm white LED bulbs would be used.

Floodlights are also proposed in five locations, three on the north facing elevation, with one either side of the brewery doors, and one towards the end of the building. Two would also be located on the east facing end of the building. These would use 10W LED bulbs, using a warm white 3000K light source, and would be fully shielded, complying with good practice guidance for lighting in the Northumberland Dark Sky Park.

#### *Lighting on the car park*

For the car park lighting, a further four lighting units would be provided, two on either side of the car park. The lights would be placed on paving stones laid on the ground to ensure that archaeology would not be affected. Two suitable options for external lighting have been provided, Lucide Combo Outdoor LED Post Light and the Lucide Texas LED Outdoor Post Light. Both of these options are lighting posts of a low height, which are fully shielded to direct light downwards, would have a suitable lumen output, using an appropriate warm white light source.

The external lighting that has been proposed is considered to afford adequate protection to the night skies and the tranquillity of the National Park and International Dark Sky Park. The proposals accord with NNPA Core Strategy policies, including Policy 19, as well as the policies in the NPPF, including paragraph 125, in this respect.

#### *Condition 7 (construction method statement)*

A written construction/transport method statement has been provided as part of the application, accompanied by a plan which identifies areas for visitors and site operatives to park, an area for plant storage, and an area for material storage during the construction phase of the development.



The highway authority, who requested the condition for highway safety and amenity reasons have stated that they are happy for the condition to be discharged, noting that site parking for operatives and visitors, storage for plant and materials and measures to control emissions of dust and dirt have all been provided. The highway authority have noted that wheel washing facilities will be used on site if necessary and accepted that there will be no need for traffic management.

In line with the comments from the highway authority, the details required by this condition can be approved, as the proposals are considered acceptable in terms of amenity and highway safety and accord with Core Strategy Policy 3 and the NPPF, on the basis of the information provided.

#### Condition 8 (cycle parking)

Proposed details of cycle parking were requested by condition 8 of the permission, as the construction of the building would necessitate the removal or relocation of the existing cycle parking provision. A new location has been provided for the existing cycle parking to be relocated to and retained. This is considered to be acceptable and ensures that sustainable transport modes are not affected by the development, in accordance with Core Strategy policies 1 and 12 and the NPPF.

#### Condition 10 (air extraction/odour control)

Condition 10 required the submission of a scheme containing details of arrangements for internal air extraction, odour control and discharge to atmosphere from brewery operations to be submitted. This condition was requested by Environmental Health officers at NCC, and was required to ensure that there would be no unacceptable odour impacts and to ensure that adequate protection was afforded to the amenity of residential occupiers.

The applicant has provided details of a flue and extraction fan system that would be located to the rear of the brewery building, on the south elevation, and set below the ridge height of the building, thereby minimising its visibility. This would be acceptable visually in the context of the site, and in accordance with Core Strategy policies 1, 3 and the NPPF.

Additional odour abatement technologies have been considered by the applicant, however they have argued that these would not be necessary given the frequency of



brewing (approximately three hours per day, three days per week) the open location and distance from other properties. Supporting information and case studies of other small breweries were submitted during the consideration of the application, to provide supporting evidence of this. After reviewing this information, the Public Protection Team, who requested the condition, have stated that they would have no objection to the discharge of the condition.

It is considered that the air extraction and odour control measures are acceptable in relation to the nature of the proposed use and the context of the site. The details submitted would allow the development to remain in accordance with Core Strategy Policy 3 and the NPPF in this respect.

#### Condition 11 (renewable energy)

Condition 11 was included due to the policy requirements in the NNPA Core Strategy and the NPPF. Core Strategy 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.

No details of the predicted energy requirements of the development were provided at planning application stage, so a planning condition was required for details of renewable energy and/or energy efficiency measures to be provided, or for justification why this was not feasible to be put forward.

The information submitted in this application provides a suitable explanation as to why renewable energy is not feasible on this project. Renewable technologies have been considered and are likely to have visual, landscape or archaeological impacts on what is a sensitive site. The information submitted also confirms that the main part of the brewery would not be heated with visitor areas to be heated using the existing heated system for the pub, meaning that energy requirements of the development would be relatively low.

It is not considered that requiring the provision of renewable technologies or any additional energy efficiency requirements would be necessary or reasonable to achieve sustainable development in the circumstances of this case. An explanation why the renewable energy provision sought in the local plan is not included has been provided, in accordance with NPPF paragraph 96. The proposals would not compromise the aims of Core Strategy policies 2 and 25. It is considered that the requirements of this condition can be discharged, subject to the proposals being implemented in accordance with the details submitted.

## **Summary**

The details submitted in respect of conditions 3, 4, 5, 7, 8, 10 & 11 are considered to be acceptable and satisfy the requirements of each of these conditions. Subject to the implementation of the development in accordance with the details submitted, the proposal is considered to be sustainable development and in accordance with development plan policies, having regard to all other material planning considerations.

## **Recommendation**

That the details reserved by conditions 3, 4, 5, 7, 8, 10 & 11 of 16NP0103 are approved, subject to implementation of the scheme in accordance with the plans, documents and samples listed below:

### **Condition 3 (external materials)**

- Samples of stone from Millknock Quarry, received on 31/1/17;
- Sample of reclaimed slate (provided by Matthew Charlton) , received on 31/1/17;
- Sample of frame for the link building, received on 31/1/17;
- Point 3 of document entitled 'Planning Permission 16NO0103', received on 16/1/17;
- Email of 23/2/17 (12:13), confirming use of timber for external doors on the north elevation of the microbrewery building.

### **Condition 4 (soft landscaping)**



- Annotated landscaping plan CC/16/TWBDBY/1002 showing the use of Hawthorn, Guelder Rose, Hazel and Holly, received on 2/3/17.

#### Condition 5 (external lighting)

The following lighting:

- 2 no. Elipta down lights near the glazed entrance doors on the east elevation/link building;
- 5 no. Lumineux LED floodlights (fully shielded) on the east and north elevations of the main brewery building;
- 4 no. Lucide bollard/post lights adjacent to the car park;

Is approved in accordance with the following plans and documents:

- Annotated “Downlighter Positions” Plan CC/16/TWBDBY/1002 received on 16/1/17;
- Annotated Plan CC/16/TWBDBY/1002 received on 9/3/17;
- Annotated “Bollard Lighting” Plan CC/16/TWBDBY/1004 received on 16/1/17;
- Product specification sheet for Elipta E4312 Compact Wall Downlight – Stainless Steel – 240v GU10, received on 16/1/17;
- Email of 23/2/17 (12:13), confirming use of warm white LED bulbs and confirming that the car park lighting units would be placed above ground and would involve no disturbance to the ground;
- Product specifications for ‘Lucide Combo Outdoor LED Post Light – Black’ (<http://www.lighting-direct.co.uk/lucide-combo-outdoor-led-post-light-black.html>) and/or ‘Lucide Texas LED Outdoor Post Light’ (<http://www.lighting-direct.co.uk/lucide-texas-led-outdoor-post-light.html>) provided by email on 24/2/17 (08:25);
- Product specifications for ‘Lumineux LED Floodlight 10W 3000K Black’, received on 9/3/17;
- Point 5 of document entitled ‘Planning Permission 16NO0103’, received on 16/1/17, as amended by emails of 23/2/17 (12:13), 24/2/17 (08:25), 9/3/17 (11:50), 9/3/17 (12:28) and 9/3/17 (13:40);

#### Condition 7 (construction method statement)

- Point 7 of document entitled ‘Planning Permission 16NO0103’, received on 16/1/17;

- 'HWG1 – The Construction – Transport Method Statement – The Twice Brewed Inn Brewery' and appended plan, received on 16/1/17;

Condition 8 (cycle parking)

- Point 8 of document entitled 'Planning Permission 16NO0103', received on 16/1/17;
- Plan entitled "Twice Brewed Inn, Military Road. 16NP0103, Conditions 4 & 7, received on 16/1/17.

Condition 10 (air extraction/odour control)

- Elevation Plan CC/16/TWBDBY/1002 annotated to show positions of flue and extraction fans, and appended flue detail and extraction fan example, received on 16/1/17;
- Point 10 of document entitled 'Planning Permission 16NO0103', received on 16/1/17, as updated by information on the brewing process/odour control measures submitted in emails (and attachments) from the applicant of 9/3/17 (09:33, 09:57, 10:15, 12:10 and 13:38).

Condition 11 (renewable energy)

- Point 11 of document entitled 'Planning Permission 16NO0103', received on 31/1/17;

**Background Papers**

Application File 17NP0004

Planning Application File 16NP0103

	Signature	Date
<b>Planning Officer</b>		
<b>Head of Development Management</b>		