

DELEGATED DECISION REPORT

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| Application Reference Number | 17NP0005 |
| Description / Site Address | Approval of details reserved by condition 20 (car parking payment systems and associated infrastructure) of 15NP0087 at The Sill, Bardon Mill, Hexham, Northumberland, NE47 7AN |
| Expiry date of publicity / consultations | 7 March 2017 (consultees only) |
| Last date for decision | 24 March 2017 |

Details of Proposal & Site

The proposals provide details reserved by planning condition 20 of planning permission 15NP0087, which required the agreement of details of the location, specification, design and appearance of car parking systems and any associated infrastructure. The condition was included in the interests of the character and visual amenity of the area, in accordance with Core Strategy Policies 1 and 3.

The proposals include two car parking payment systems, one to be located outside of the front of the Sill building, and one further south on the western side of the car park. These would be basalt grey metallic structures, with a height of 2200mm, and a footprint of 910mm by 300mm.

Two vehicle recognition cameras for the car parks would also be provided, which would stand at 4 metres in height, and, again, basalt grey in colour. One would be located near to the main entrance to the site, set into the site by around 20 metres. The other vehicle recognition camera would be located near to the entrance to the overflow car park at the very south of the site, and would again be located around 20 metres from the site boundary.

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 3 General Development Principles

Relevant Planning History

- 17NP0016 – Advertisement Consent - Non illuminated external signage, live application
- 17NP0013 – Approval of details reserved by condition 29 (grease trap specification) of Planning Permission 15NP0087, live application
- 17NP0010 – Approval of Details reserved by conditions 23 and 30 (water storage cistern) of Planning Permission 15NP0087 (approved 07/03/17)
- 16NP0066 – Approval of details - Condition 19 of 15NP0087, in respect of balustrade details, approved July 2016
- 16NP0065 - Application for advertisement consent on a temporary basis for 3 no. banners at National Park Centre Once Brewed Bardon Mill Hexham Northumberland NE47 7AN, approved August 2016
- 16NP0055 – Approval of details reserved by conditions 11 and 12 (highways details) of 15NP0087, approved July 2016
- 16NP0012 – Approval of details reserved by conditions 8 (green roof) and 14 (gates) of 15NP0087, approved June 2016
- 15NP0090 – Approval of details reserved by conditions 10 and 13 of planning permission 14NP0038 in respect of storage area and construction, withdrawn by applicant
- 15NP0088 – Non Material Amendment following grant of Planning Permission 15NP0061 (Roofscape), withdrawn by applicant
- 15NP0087 – Variation of conditions 2, 9 and 12 of 15NP0061 (variations to plans, construction & storage areas), approved April 2016
- 15NP0085 – Approval of details reserved by conditions 19, 24 and 25 of 15NP0087, approved May 2016
- 15NP0061 – Variation of condition 28 (energy measures) of 14NP0038, approved September 2015

- 15NP0059 – Discharge of condition 20 (land contamination) of 14NP0038, approved September 2015
- 15NP0054 – Discharge of conditions 10 & 13 (construction/demolition management, parking, storage schemes) of 14NP0038, approved September 2015
- 15NP0043 – Discharge of condition 3 (archaeological scheme of investigation) of 14NP0038, approved September 2015
- 15NP0035 – Discharge of condition 5 (bat measures) & part discharge of condition 21 (materials) of 14NP0038, approved August 2015
- 14NP0038 – The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of pedestrian refuges and route within wooded copse, permission granted conditionally, October 2014

Consultation/Representations

Historic England: Does not wish to offer any comments.

NNPA Historic Environment Officer: No objection or further comment.

NNPA Landscape Officer: Does not wish to provide comments.

Assessment

The principle of the development has been established through the consideration and conditional approval of planning application 14NP0038 and the subsequent variation of condition applications.

The crucial material planning issue to consider in this application is whether the proposed car parking systems and infrastructure would have any adverse impacts on the character and amenity of the surrounding area.

The payment kiosks would be of a suitable size and colour, and would be situated in inconspicuous locations within the site, close to the main building and to the west of the lower part of the main car park.

The two vehicle recognition cameras are located close to the entrances into the site, which is an understandable location for them, given their proposed function. These would both be located on 4 metre high poles, which it is accepted would be required for the cameras to fulfil their proposed function. However, both of these have been set back around 20 metres from the boundary of the site, which would reduce their visibility from outside of the site to an extent.

Neither of the camera poles would be located in particularly exposed locations. The camera near the main entrance would be located relatively close to the main building and would be obscured by the building in the most sensitive views from the north. The camera for the overflow car park at the south of the site would be situated in a natural dip in the land, and would not be easily visible in the wider surroundings for this reason.

It is acknowledged that the guidelines for development in the Landscape SPD for the Haltwhistle, Melkridge and Ridley Commons area, where the site is located, do discourage man-made vertical structures which detract from the open expansive character of this landscape and the setting of the World Heritage Site. While the installation of the camera poles would be considered to introduce man-made vertical structures, it is not considered that they would detract from the character of the landscape of WHS, having regard to their size, design, the topography of the land and the proximity of other buildings and infrastructure on the site, which they are associated with.

On the basis of the information available, it is considered that the proposals would adequately protect the visual amenity of the area, including the valued historic and natural landscape in which the site lies. The proposals accord with Core Strategy Policy 3 and the NPPF.

Summary

The information submitted in this application is considered to be suitable to approve the details reserved by condition 20 of 15NP0087.

Recommendation

The details reserved by condition 20 of 15NP0087 are approved, subject to implementation of the scheme in accordance with the plans and documents and listed below:

- Application Form received on 27/01/17
- 'Rapier 30 HD High Grade Mobile HD ANPR Camera' specification received on 27/01/17
- Email from the agent (14 February 2017 13:47) detailing size of the proposed car parking payment units, confirmation of the proposed colour of the units, size and materials for the pole for the camera
- Email from the agent (13 March 2017 13:42) detailing colour of the pole for the camera
- Email attachment entitled 'Park with Ease Camera Pole Details 2017' received on 13/03/17
- Email attachment entitled 'Park with Ease Base Fixing Details 2017' received on 13/03/17
- 3736_00_XX_DR_E_201 Rev C03 (annotated with payment kiosk and ANPR Camera locations) received on 13/03/17
- 3736_00_XX_DR_E_202 Rev C02 (annotated with payment kiosk and ANPR Camera locations) received on 13/03/17

Background Papers

Application File 17NP0005

Planning Application File 15NP0087

Planning Application File 14NP0038

| | Signature | Date |
|---------------------------------------|-----------|------|
| Planning Officer | | |
| Head of Development Management | | |