

DELEGATED DECISION REPORT

Application Reference Number	17NP0010
Description / Site Address	Approval of Details reserved by conditions 23 and 30 (water storage cistern) of Planning Permission 15NP0087 at The Sill, Bardon Mill, Hexham , Northumberland, NE47 7AN
Expiry date of publicity / consultations	3 March 2017 (consultees only)
Last date for decision	6 April 2017

Details of Proposal & Site

The proposals provide details reserved by planning conditions 23 and 30 of planning permission 15NP0087, for The Sill Landscape Discovery Centre and YHA building. The condition required details of the proposed water storage cistern to be provided to the LPA. During the consideration of application 14NP0038, the applicant confirmed that a water storage cistern would be provided to provide for local interruptions of supply, accommodate the building peak demand and provide a constant water pressure to the building.

The conditions were required as full details of the proposed water storage cistern were not known at the time of the application being submitted, and in order to ensure that reasonable measures were put in place to protect neighbouring residential amenity. Concerns had been received from members of the public during the application process for 14NP0038, regarding the perception that the development may affect private water supplies to other properties.

The supporting statement confirms that the tank which is proposed will be located within the plant room, and will have internal dimensions of 2000x1500x1500mm. This tank will provide for cold water storage of 4500 litres, equating to approximately 100 showers. This is based on a shower flow rate of 0.15l/s for a duration of 5minutes.

A detailed specification and plant room plans and sections showing the location of the cistern have also been provided.

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 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
- 17NP0005 – Approval of details reserved by condition 20 (car parking payment systems and associated infrastructure) of 15NP0087, live application
- 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

The NCC Public Health Protection Team did not request the condition at the application stage (14NP0038), but have been consulted on this application as they are the Authority responsible for providing the LPA with advice on matters relating to private water supplies. Their response is set out below.

NCC Public Health Protection Team (Environmental Health): Public Health Protection did not recommend this condition for application 15NP0087 and therefore are not in a position to approve the details submitted.

Assessment

Conditions 23 and 30 required the submission of details of the proposed water storage cistern for the visitor centre and YHA development at Once Brewed.



A sizeable water storage cistern has been provided, located within plant room of the building, which one would expect to enhance the likelihood that an adequate and consistent supply of water to the building was provided, and to provide for local interruptions of supply, accommodate the building peak demand and provide a constant water pressure to the building.

In considering this matter, advice has been sought from the Public Health Protection Team. Officers within this team have confirmed that they have no comments to make on the application, in response to the formal consultation.

On the basis of the information available, it is considered that the proposals would adequately protect the residential amenity of neighbouring occupiers within the vicinity of the development and that 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 conditions 23 and 30 of 15NP0087.

Recommendation

The details reserved by conditions 23 and 30 of 15NP0087 are approved, subject to implementation of the scheme in accordance with the plans and documents and listed below:

- Application Form received on 08/02/17
- Covering Letter/Supporting Information (The Sill: Discharge of Conditions 25 and 32 of 15NP0087) received on 08/02/17
- Specification 2; Pre Insulated GRP Sectional Tank received on 08/02/17
- 'Mechanical Engineering Services Wet Services; Plantroom Layout Level 1' YHA3736_00_00_DR_M_101_ Rev C received on 08/02/17

Background Papers

Application File 17NP0010

**Development Management
Delegated Decision Report**

Planning Application File 15NP0087

Planning Application File 14NP0038

	Signature	Date
Planning Officer		
Head of Development Management		