



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0021
<b>Description / Site Address</b>	Installation of land drain and landscaping works (retrospective) at Tweed House, Bellingham Camping and Caravanning Club Site Brownrigg, Hexham, Northumberland, NE48 2JY
<b>Expiry date of publicity / consultations</b>	3 April 2017
<b>Last date for decision</b>	24 April 2017

### Details of Proposal

Planning permission is sought for the installation of a land drain and landscaping works (part-retrospective) on land adjacent to Tweed House, Bellingham. The property itself forms part of the Bellingham Camping and Caravanning Club site, which is located approximately 800 metres south west of Bellingham, with the application site encompassing land comprising both the domestic garden of Tweed House (the Campsite proprietors' dwelling) and a recreation/amenity area adjacent to Wansbeck House (a building used by campsite guests).

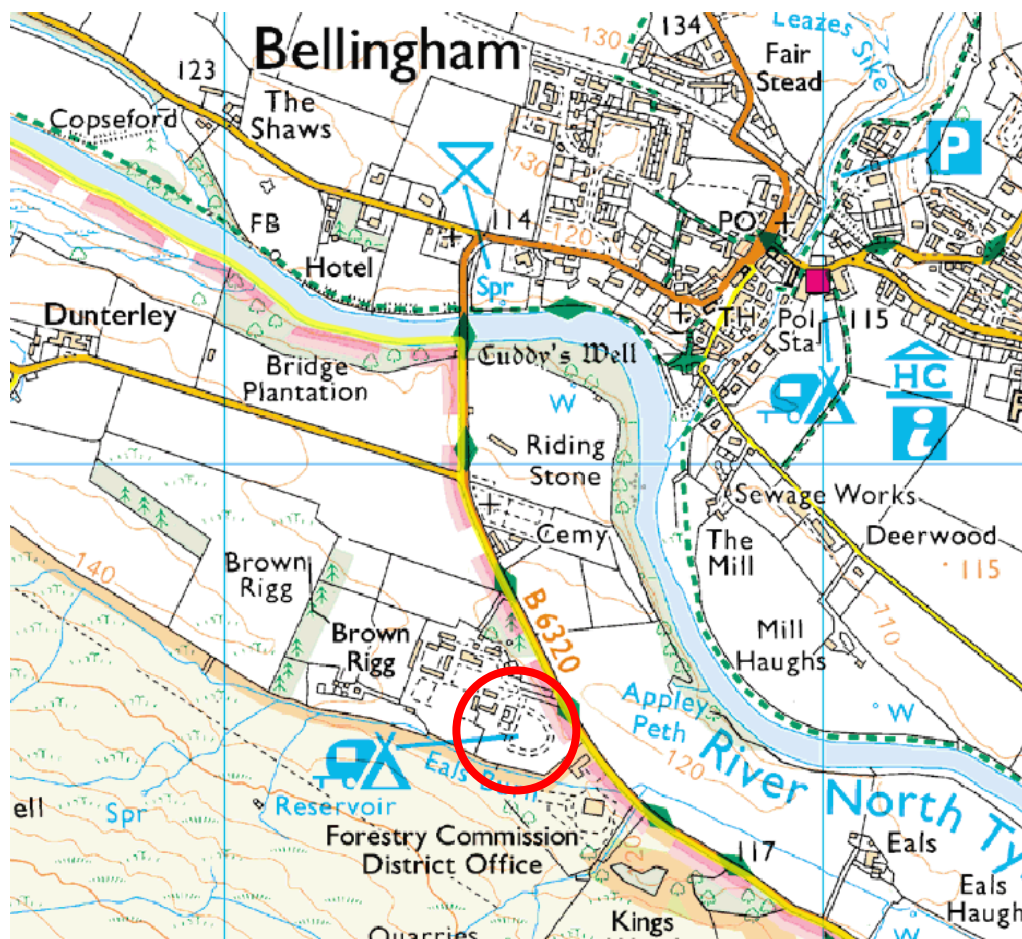


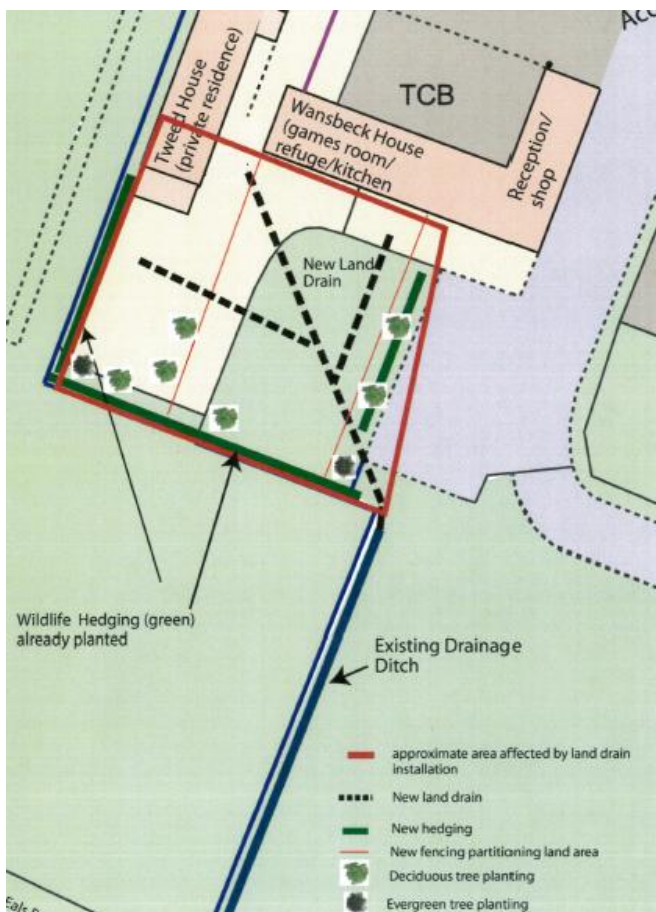
Fig. 1: Aerial map showing approximate location of application site



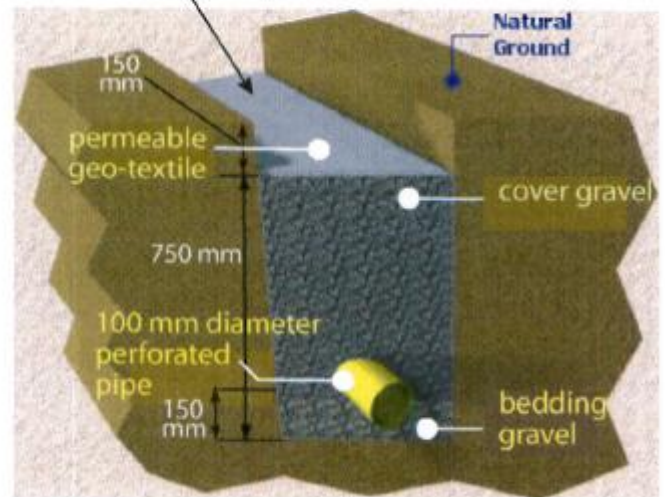
The area of land to which this application relates is described to be of poor quality and uneven condition, with part of this site until relatively recently holding a large grassed-over spoil heap largely comprising concrete debris alongside other waste items; this heap was removed in around January 2017, for which retrospective planning permission is sought under this application, alongside the proposed levelling of this land.

The resultant land is reported to be severely waterlogged, in order to assist the drainage of which the application proposes the installation of 1no. 30m and 2no. 15m sections of 100mm underground land drainage pipe, backfilled with gravel, geo-textile membrane and top soil (*shown in Figs. 2 and 3, below*). This drain would then feed into an existing drainage ditch to the south east of the application site, subsequently discharging to Eels Burn (*shown on Fig. 2, below*).

The scheme additionally proposes the incorporation of new planting and fencing across both areas, as shown on the plans submitted, for which planning permission is neither required nor sought; these aspects are therefore not to be considered as part of this application.



Fill in and level with topsoil



**Figs. 2 and 3:** Extract from proposed plans showing proposed development layout and drainage pipe section



### **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 2	<i>Climate Change</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism &amp; Recreation Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 27	<i>Water and Flood Risk</i>
Policy 28	<i>Utilities and Infrastructure</i>

### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

None relevant to this application

### **Consultation/Representations**

**Bellingham Parish Council: No response received**

**No representations received** in response to neighbour notification letters issued on 01.03.2017 or a notice displayed on the site on 13.03.2017.

### **Assessment**

The main issues to be taken into consideration in the assessment of this application are:-

- The Principle of the Development;
- Impact upon Visual Amenity, Residential Amenity and Landscape;
- Impact upon National Park special qualities; and
- Energy Efficiency and Renewable Energy

**The Principle of the Development**



The National Planning Policy Framework (NPPF) makes clear that a presumption in favour of sustainable development is at the heart of decision making. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, demonstrating high quality design and sustainable construction; these are addressed later in this report.

The proposed development would take place within an open countryside location; however as this is not 'local needs development', this does not need to be directed towards an identified Local Centre or Smaller Village, as identified by Core Strategy policy 5. New development is only permitted within the open countryside by policy 5 where this cannot be located within an identified settlement, or fulfilled through the re-use of an existing building. Due to the nature of the proposed development as landscaping and drainage infrastructure alterations to an established site it is accepted that this must be undertaken in the identified location. In this regard it is considered that the aims and objectives of Core Strategy policy 5 would be met by the proposed development.

Core Strategy policies 14 and 15 aim to create and retain sustainable tourism and recreational development, with policy 15 in particular providing support for proposals which maximise opportunities for visitors to increase their understanding and enjoyment of the National Park. The proposed development would significantly enhance the appearance of an area of land which is in part utilised by visitors to the Bellingham Camping and Caravanning Club site and in this regard it is considered that the proposed development would act to improve the visitor experience of this site, in accordance with Core Strategy policy 15.

Open countryside development must further conserve or enhance the special qualities of the National Park, and provide opportunities for public enjoyment and understanding of these special qualities without negatively impacting upon them. Core Strategy policy 28 '*Utilities and Infrastructure*' is an additional consideration in this instance and provides further support for the development of utilities and infrastructure projects in particular, provided that these would not impact detrimentally upon the special qualities of the National Park. Subject to the acceptable safeguarding of these special qualities, as discussed later in this report, the proposal would accord in principle with Core Strategy policies 1, 5, 15 and 28 and the NPPF.

### **Impact upon Visual Amenity, Residential Amenity and Landscape**

Due to the location of the application site public views of this are severely limited; however where visible, chiefly from the open access land to the south of the site, it is considered that, once completed, the proposed landscaping works would have a positive impact upon the visual amenity of the site and would have minimal impact upon the surrounding landscape character due to their scale and nature. The proposed works to drainage infrastructure would have no impact upon visual amenity or landscape character due to their being underground, with the excavated land backfilled with topsoil.

Due to the nature of the proposed works it is not considered that the development would impact detrimentally upon the amenity of adjacent sites.

The proposal would therefore accord with Core Strategy policies 3 and 20 and the NPPF.





*Fig. 4 View facing north towards application site showing former spoil heap*



*Fig. 5: View facing north west towards application site showing present layout (spoil heap removed)*

### **Impact upon National Park special qualities**

The application site does not fall within or adjacent to any designated ecological sites of international, national or local importance; this does therefore not represent a constraint in determining this planning application. Due to the nature of the proposed works including that the proposed land drainage pipes would connect to an existing drainage ditch which discharges into the adjacent Eels Burn, it is not considered that the development would have a detrimental impact upon ecologist or biodiversity, in accordance with Core Strategy policy 17 and the NPPF.

The application site is located within Flood Zone 1, the area of lowest probability of flood risk (an annual probability of less than 1 in 1000 (0.1%)). Due to the nature of the proposed development it



is not considered that the development would result in an increased flood risk on the site, in accordance with Core Strategy policy 27.

The proposed development would not incorporate the installation of additional external lighting within the site and due to the nature of the scheme it is not considered necessary to attach a condition requiring the prior approval of any new external lighting. The proposed development would accord with Core Strategy policy 19 and the NPPF in this regard.

### **Energy Efficiency and Renewable Energy**

Core Strategy policies 1 and 2 seek to maximise energy efficiency in buildings and achieve the highest environmental standards. Policy 25 requires all new development to minimise the amount of energy used during construction and achieve high energy efficiency, incorporating the use of renewables where possible. Due to the nature of the proposed development it is not considered that policy 25 would be applicable in this instance.

### **Recommendation & Conditions**

It is recommended that conditional permission is granted 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, received 21<sup>st</sup> February 2017
- Location Plan: Proposed, received 21<sup>st</sup> February 2017
- Site Plan: Proposed, received 21<sup>st</sup> February 2017
- Sectional Plan for Land Drain Pipes and Land profiles before and after land drain installation, received 21<sup>st</sup> February 2017
- Design and Access Statement, received 21<sup>st</sup> February 2017

Reason: For the avoidance of doubt and to ensure that the development accords with Policies 1, 2, 3, 5, 14, 15, 17, 19, 20, 25, 27 and 28 of the NNPA Core Strategy and the National Planning Policy Framework.

### **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 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.

**Background Papers**

Application file 17NP0021  
EIA Screening Opinion

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