



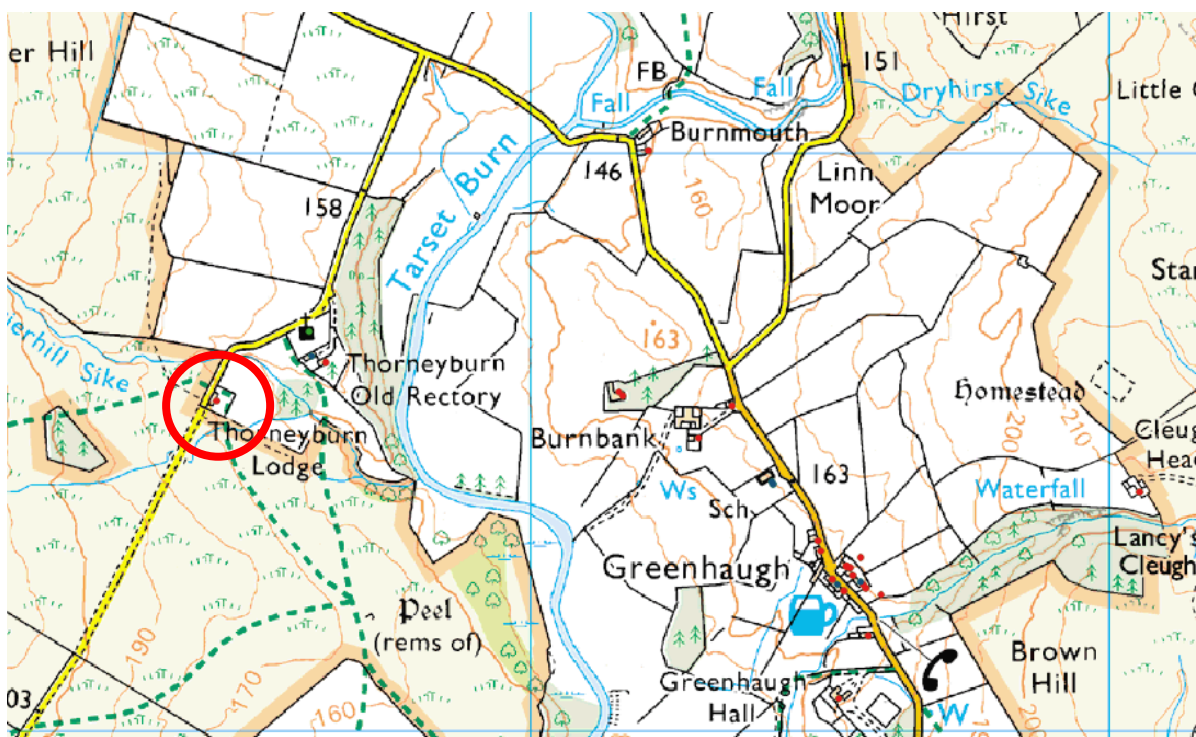
DELEGATED DECISION REPORT

Application Reference Number	17NP0034
Description / Site Address	Retrospective - Construction of wood pellet storage silo at Thorneyburn Lodge, Tarsset, Hexham, Northumberland, NE48 1NA
Expiry date of publicity / consultations	10 May 2017
Last date for decision	29 May 2017

Details of Proposal

Part-retrospective planning permission is sought for the proposed construction of a wood pellet storage silo at the property known as Thorneyburn Lodge, Tarsset.

The property, formerly a school and school master's house, is a two storey residential dwelling located within the open countryside approximately 1.1km west of Greenhaugh, set within a small cluster of buildings comprising Thorneyburn Old Rectory and St. Aidan's Church.



Aerial map identifying location of property

The property is a linear building constructed parallel to the minor road which runs adjacent to the western side of the site, with a double garage adjoining the southern end. Following the recent installation of a biomass boiler within the garage, the scheme proposes the construction of a wood pellet storage silo to the southern side of the garage in place of a former lean-to log store (now removed in part and replaced by an area of hardstanding on which the silo would be positioned) in order to serve the boiler. The silo proposes a footprint of 2m x 4m to a height of 2m and would be constructed from green metal.



Right: *Proposed site of silo*



Left: *Indicative image of proposed silo*

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 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

None relevant to this application



Consultation/Representations

Tarset and Greystead Parish Council: No objections

No representations received in response to a notice displayed at the site on 19th April 2017.

Assessment

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

- The Principle of the Development;
- Design and Amenity;
- Impact upon National Park Special Qualities; and
- Renewable Energy Considerations

The Principle of the Development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

The property falls within the open countryside whereby policy 5 of the Core Strategy limits development to the re-use of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not detrimentally impact upon the special qualities of the National Park. The proposed construction of a purpose-built metal silo for the storage of wood pellets in connection with a biomass boiler is considered to be a reasonable requirement of the site that could not be located elsewhere which, as assessed below, would not result in harm to the special qualities of the National Park. In this regard it is considered that the proposed development would accord with the aims and objectives of Core Strategy policy 5 and the NPPF.

Design and Amenity

The NPPF highlights the importance of good design principles within planning. This is echoed within Core Strategy policy 3, which promotes the principles of sustainable development, requiring the design and construction of development proposals to protect and enhance local character.

The property silo would be 'functional' in appearance however it is accepted that this is a reasonable requirement of the site and the purpose which it would fulfil. In this way it is considered that the development would be appropriate in terms of design, being of an unobtrusive green colour and lower in height than the adjacent garage in order to achieve a level of subservience. The silo would also be positioned away from the adjacent road behind the remaining part of the log store in order to lessen its visual impact upon the wider area. The development is therefore considered to be acceptable in terms of impact upon visual amenity and thus accords with Core Strategy policy 3.



Due to the nature of the property development and proximity of the property from neighbouring dwellings there would be no detrimental impact upon residential amenity, in accordance with Core Strategy policy 3.

Impact upon National Park Special Qualities

No implications surrounding cultural heritage, ecology and biodiversity or tranquillity have been identified in relation to the proposed development.

Whilst visible from the adjacent vehicular highway the proposed development would not detrimentally impact upon the landscape character or views of this part of the National Park due to its relative size and close relationship to an existing property. The proposal thus accords with Core Strategy policies 3, 20 and 28 and the NPPF in this respect.

Renewable Energy Considerations

Core Strategy policy 25 requires all new developments, including conversions, to minimise the amount of energy used in construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. The proposed development is considered to accord with the aims and objectives of Core Strategy policy 25 in that, whilst it in itself does not incorporate renewable technology, it would facilitate the operation of a biomass pellet boiler within the property.

Recommendation & Conditions

It is recommended that conditional planning 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 20th March 2017
- Location plan, received 20th March 2017
- Proposed site plan (Drawing number 2), received 3rd April 2017
- Proposed end elevation of garage (Drawing number 3), received 20th March 2017
- Proposed silo specification, received 20th March 2017
- Design and Access Statement, received 20th March 2017



Reason: For the avoidance of doubt and to ensure that the development accords with policies 1, 3, 5, 17, 18, 19, 20, 25 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.

3. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any



subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Background Papers

Application file 17NP0034

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		