



Northumberland National Park Authority
Eastburn, South Park, Hexham
Northumberland NE46 1BS
Tel: 01434 605555

Reference No. 17NP0036

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Agent :

Mr Craig Ross
George F White
4 – 6 Market Street
Alnwick
Northumberland
NE66 1TL

Applicant :

Miss Almond

Removal of condition 13 (holiday accommodation use) of planning permission 05NP57 - Change of use to holiday accommodation, rebuilding of adjacent barn and erection of 6.5 metre to hub turbine at High Tipalt, Greenhead, Carlisle, Cumbria, CA8 7JB

Under the above Act, Northumberland National Park Authority hereby **REFUSES TO PERMIT** the carrying out of the development described above and in application reference **17NP0036** and in the plans and drawings attached thereto.

The reason for the Authority's decision to refuse permission for the development is:

1. The proposal would be contrary to NNPA Core Strategy Policy 7 and paragraph 55 of the National Planning Policy Framework, as it would establish an isolated new residential dwelling within the open countryside location, which would also be contrary to the aims of Core Strategy policies 5, 9 and 10, which seek to direct housing development to the most sustainable settlements in the National Park. The application fails to demonstrate that the building cannot be brought into an employment or tourism use, as required by Core Strategy Policy 7. The proposal also fails to meet any of the special circumstances set out in paragraph 55 of the NPPF.
2. Due to the absence of a completed and signed section 106 legal agreement to achieve the provision of local needs housing in perpetuity, and prevent use as a second home in perpetuity, the proposal fails to provide the assurance that the proposed private residential dwelling would be restricted in perpetuity in accordance

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with the Definition of Local Need referred to in Core Strategy Policy 10, except where in use for short-term holiday accommodation. The proposal is therefore in conflict with Core Strategy Policy 10.

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Core Strategy and Development Policies Document. Regrettably, despite the positive and proactive approach taken by the Local Planning Authority, the proposal does not constitute sustainable development for the reasons set out above.

Dated this: 20th June 2017

National Park Officer



NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. This process does not apply to any decision in circumstances where an appeal against the refusal to grant listed building consent or conservation area consent is submitted at the same time as an appeal against the refusal to grant planning permission.
3. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice whichever period expires sooner.
4. Notice of Appeal may be submitted to the Planning Inspectorate electronically via <https://acp.planninginspectorate.gov.uk> or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000)
5. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
6. Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.
7. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the



carrying out of any development which has been or would be permitted, he or she may serve on the Council within the boundaries of which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.