



Reference No. 17NP0039

TOWN AND COUNTRY PLANNING ACT 1990  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2010**

**Agent :**

Mr Pete Trumper  
Northumberland National Park  
Eastburn  
Hexham  
Northumberland  
NE46 1BS

**Applicant :**

Mr Pete Trumper  
Northumberland National Park  
Eastburn  
Hexham  
Northumberland  
NE46 1BS

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

**Variation of condition 6 of planning permission 14NP0089 (extension to time to allow for siting of temporary office accommodation for a further 12 months) at Walltown Quarry, U7032 Greenhead Junction to Farglow Farm, Greenhead, CA8 7JD**

as described in application reference **17NP0039** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be maintained in accordance with the following approved plans, documents and correspondence:
  - Site Location Plan 140040-1 received on 8th October 2014
  - Proposed Site Plan 140040-03 received on 23rd September 2014
  - Proposed Eco Units Plans & Elevations 140040-07 received on 23rd September 2014
  - Proposed Eco Units & Visitor Centre Elevations 140040-08 received on 23rd September 2014
  - Application forms received on 8th October 2014, as amended by application forms received on 30<sup>th</sup> March 2017
  - Planning, Design and Access Statement 10101045, 25/09/2014, received on 8th October 2014, as amended by application forms received on 30<sup>th</sup> March 2017
  - Extended Phase 1 Survey Report August 2014 received on 23rd September 2014



- Bat and Barn Owl Report Summer 2014 received on 8th October 2014
- Pre-Development Tree Constraints Assessment September 2014 received on 23rd September 2014
- Proposed Tree Protection Plan and Arboricultural Method Statements September 2014 received on 23rd September 2014, as amended by email from Cundall Planning on 17th November 2014 17:15
- Figure 2 Tree Protection Plan 3923 Walltown Crag (R02) received on 23rd September 2014, as amended by email from Cundall Planning on 17th November 2014 17:15
- Foul Drainage Assessment (FDA1) Form received on 16th October 2014
- Email from Cundall Planning, received on 10th November 2014 14:38
- Email from Cundall Planning, received on 21st November 2014 15:11

**Reason:** For the avoidance of doubt, to enable the local planning authority to adequately control the development and to conform with Policies 1, 3, 5, 12, 14, 15, 17, 18, 19, 20, 22, 25 and 27 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

2. The temporary office accommodation hereby approved shall be maintained in a dark green colour.

**Reason:** To ensure that the external appearance of the development protects the visual amenity of the site and the landscape character of the National Park, in accordance with Policies 1, 3 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document and the NPPF.

3. External lighting provided in association with the development shall be maintained in accordance with the following documents submitted under approval of details reference 15NP0038:
  - Email from Matthew Tims (received on 15/12/15 at 15:45 hours);
  - Application Form (received on 13/05/15);
  - *Half Moon Wall Light 341808* Specification (received on 15/12/15);
  - *Proposed Portakabin & Visitors Centre Lighting Arrangements Drwg No. 140040-60* (received on 15/12/15)

Prior to the fixing of any additional or amended external lighting within the site, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;



- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the office accommodation, unless removed.

**Reason:** In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of the National Park through excessive light pollution, in accordance with Policies 1, 17 and 19 of the Core Strategy and NPPF.

4. No removal of vegetation associated with this development shall be undertaken within the bird breeding period (March - July), unless a checking survey is first carried out by a qualified ecologist, which indicates there would be no harm to breeding birds.

**Reason:** In order to ensure that there is no unacceptable harm to nesting birds, in accordance with Policies 1 and 17 of the Core Strategy and the NPPF.

5. The cabins hereby approved shall be removed from the site by no later than 27<sup>th</sup> August 2018.

**Reason:** In order to protect the visual amenity of the site and the wider landscape character of the site there is no unacceptable harm to nesting birds, in accordance with Policies 1 and 17 of the Core Strategy and the NPPF.

6. Once the cabins hereby approved are removed from the site, the site shall be reinstated to the condition that it was in prior to the commencement of the development, within a period of six months. This should include the planting of three trees to replace those lost to accommodate the office buildings, within the next planting season (October to March).

**Reason:** To ensure that the site is restored to a satisfactory condition once the temporary development has been removed.



**Informative Notes:**

**1. DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

2. 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 the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.

(b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed 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.

3. 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.



**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. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **18 May 2017**

**National Park Officer**

**Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge planning conditions may result in the development not being authorised and subject to legal challenge.**



## **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 or Section 20 of the Planning (Listed Buildings and Conservation Areas) 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 (subject to the additional provisions below).**
- 2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application or to grant it subject to conditions, 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 is submitted at the same time as an appeal against the refusal to grant planning permission.**
- 3. If this is a decision to refuse advertisement consent or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 8 weeks of the date of this notice.**
- 4. 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.**
- 5. 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)**
- 6. 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.**



7. **Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.**
  
8. **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 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).**