

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	<b>17NP0039</b>
<b>Description / Site Address</b>	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
<b>Expiry date of publicity / consultations</b>	12 May 2017
<b>Last date for decision</b>	25 May 2017

### Details of Proposal & Site

Planning permission was sought and approved (14NP0089) for the installation of new cabins, located to the south (rear) of the main visitor building at Walltown, to provide temporary office accommodation for National Park staff. The accommodation is predominantly used by the ranger service, whilst the National Park site at Once Brewed is being redeveloped.

The permission allowed the cabins to be on site for a two year period from first implementation. This permission has been implemented, and the applicant has advised that the units were first installed on site on 28<sup>th</sup> August 2015, currently allowing for the cabins to be retained on the site in office use until 27<sup>th</sup> August 2017.

The cabins project slightly in height above the roof line of the existing building and form a two-storey construction, with one storey placed on top of the other and a staircase to the front to allow access to the upper cabin. The total height of the cabins is 5.6 metres, slightly higher than the main building, although they are sited on land that is at a marginally lower level. The cabins measure 9.75 metres in length, with a width of 3 metres.



This permission has been implemented, and permission is now sought to vary condition 6 of the extant permission, to extend the temporary permission for an additional twelve months beyond the current permission (until 27<sup>th</sup> August 2018). The applicant anticipates that the cabins are likely to be removed by Spring 2018, but slightly longer is sought to ensure that sufficient time has been provided to allow for staff to be relocated to Once Brewed and to allow for removal of the office accommodation from the site.

## **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 1	Delivering Sustainable Development
Policy 2	Climate Change
Policy 3	General Development Principles
Policy 5	General Location of New Development

Policy 12	Transport and Accessibility
Policy 14	A Sustainable Local Economy
Policy 15	Sustainable Tourism & Recreation Development
Policy 17	Biodiversity and Geodiversity
Policy 18	Cultural Heritage
Policy 19	Tranquility
Policy 20	Landscape Quality and Character
Policy 22	Trees Woodlands & Forests
Policy 25	Renewable Energy and Energy Efficiency
Policy 27	Water & Flood Risk

### Supplementary Planning Guidance

- *NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)*
- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

### Relevant Planning History

- 15NP0041 - Application for discharge of condition 4 of 15NP0009 (details approved 5/1/16)
- 15NP0040 – Application for approval of details referred to by condition nos. 4 (approval of external materials) and 5 (fixing of external lighting) of 14NP0080 (details approved, 6/1/16)
- 15NP0038 – Application for approval of details referred to by condition no. 4 (fixing of external lighting) of 14NP0089 in respect of temporary office accommodation (details approved, 5/1/16)
- 15NP0009 – The erection of a timber framed and clad rangers' store and a new borehole to be sunk west of the existing visitor centre (approved with conditions, 19/3/15)
- 14NP0089 – Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years (approved with conditions, 11/12/14)
- 14NP0080 – Alterations to existing visitor facilities to provide an improved visitor centre with a cafe area and outside seating, improved toilet facilities and a Tourist Information Centre – (approved with conditions, 13/11/14)

## **Consultation/Representations**

**Historic England:** Do not wish to offer any comments

**NNPA Historic Environment Officer:** No objection

**Greenhead Parish Council:** No objection

**Public:** A notice was placed at the site, inviting comments by 12<sup>th</sup> May. No comments have been received.

## **Assessment**

The key material planning considerations are:

- The principle of the development;
- Cultural heritage;
- Design, landscape, visual effects;
- Tranquillity & Amenity;
- Ecology & Trees
- Highways & Rights of way;

Other material planning considerations will be considered and referred to where relevant.

### **The principle of the development**

The principle of the development has been considered in detail during the determination process of planning application 14NP0089, on the basis of permission being granted for a two year period. It was acknowledged that the development will fulfil an economic and social role by supporting tourism and visitor facilities within the National Park, whilst being designed to provide an energy efficient building that is able to avoid unacceptably harmful ecological, landscape or archaeological impacts.

The extension of the period of the temporary permission by a further year will not conflict with the aims, or development plan or NPPF policies. It is considered that the proposal is acceptable in principle.

### Cultural heritage

It is not considered that retaining the office cabins for an additional twelve months would cause any harm to archaeological remains or the setting of the World Heritage Site in which the application site lies. The development accords with Core Strategy Policy 18 and the NPPF in respect of cultural heritage.

### Design, landscape, visual effects

The visual effects of the development have been considered in detail in the consideration of application 14NP0089. The application is to retain development which will be removed after a temporary period and, crucially, would therefore not create any lasting impact on the landscape, which is a positive consideration.

The development has been placed in a sensible location that minimises its impact, with a dark green external colour to further reduce this impact. As the application seeks to retain the structures for an additional twelve months only, the approval of this application to vary condition 6 would not result in any lasting visual impact in terms of the character of the site itself, or upon the wider landscape. On balance, it is considered that the proposal will not have an unacceptable impact upon visual amenity, sensitive viewpoints or the landscape character of the area. The development accords with Core Strategy policies 3 and 20 and the NPPF.

### Tranquillity & Amenity

No external lighting is proposed beyond the lighting already approved, and there would be no other impacts upon the National Park's tranquillity and dark skies, or upon local amenity arising from the retention of the cabins for an additional twelve months. There are no residential properties immediately affected by the proposal. The development accords with Core Strategy policies 3, 19, and the NPPF.

### Ecology, drainage, trees

The proposed retention of the buildings for an additional year would not have any additional impacts upon ecology, foul drainage or trees beyond the current approval. The requirement to plant replacement trees upon removal of the units, included in permission 14NP0089 is to remain in place.

### Highways & Rights of way

The development would continue to be serviced by the existing access and parking arrangements, with ample parking available on the site. The retention of the buildings for an additional twelve months would not have any effect on the highway network beyond the current acceptable levels. Rights of way would remain unaffected.

### Summary

Subject to the conditions below, the temporary nature of the development allows the proposal to be considered to be sustainable development, and the application to be in accordance with development plan policies, while having regard to all other material planning considerations.

It is recommended that the wording of condition 6 of 14NP0089 is substituted with the wording for condition 5 below and that the other conditions are updated accordingly to refer to the current situation, having regard to the development already being in situ and the having regard to details previously submitted and approved under reference 15NP0038.

### Recommendation

It is recommended that planning permission is granted, subject to the following conditions:

### 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 Crags (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.

### **Background Papers**

Planning Application File 17NP0039

EIA Screening Opinion 17NP0039

Planning Application File 14NP0089

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