



DELEGATED DECISION REPORT

Application Reference Number	17NP0045
Description / Site Address	Approval of details reserved by condition 16 of planning permission 16NP0118 (renewable energy) - Redevelopment of Blocks B, C & J from Stables, Main Hall & Dormitory to Ablutions Block, Function Hall incorporating cafe and shop & Travellers Block respectively. Construction of 8no. glamping units, bike storage units and installation of hot tubs alongside creation of visitor parking area and installation of associated services, drainage installation works and external lighting. Landscaping of site including alterations and extensions to paths and access roads and creation of picnic and play area at Brownrigg Lodges, B6320 Bellingham Catholic Corner, Bellingham, Northumberland, NE48 2HR
Expiry date of publicity / consultations	N/A
Last date for decision	21 June 2017

Details of Proposal

The application provides information required by condition 16 of planning approval 16NP0118 under which conditional planning permission was granted for the redevelopment of the site known as Brownrigg Lodges, as listed within the application description above.

Condition 16 requires that details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources, or justification why it is not feasible or viable to provide these, be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development approved under 16NP0118.

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 2	<i>Climate Change</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>

Relevant Planning History

16NP0118 Redevelopment of Blocks B, C & J from Stables, Main Hall & Dormitory to Ablutions Block, Function Hall incorporating cafe and shop & Travellers Block respectively.



Construction of 8no. glamping units, bike storage units and installation of hot tubs alongside creation of visitor parking area and installation of associated services, drainage installation works and external lighting. Landscaping of site including alterations and extensions to paths and access roads and creation of picnic and play area. *Conditional planning permission granted 16.02.2017*

Consultation/Representations

None undertaken as part of this application

Assessment

The principle of the development has already been established as acceptable under application 16NP0118. The subject for assessment here is therefore the acceptability of the details submitted pursuant to condition 16 of this planning permission.

Condition 16 was included due to the policy requirements of NNPA Core Strategy policy 25 and the NPPF, specifically Chapter 10. Core Strategy policy 25 sets a requirement for all new development to minimise the energy used during construction, achieve high energy efficiency and provide a 10% contribution of the energy requirements of the development through renewable technologies in order to meet the aims of Core Strategy policy 2 which aims to reduce emissions and aid adaptation to climate change.

No details were provided as part of application 16NP0118 pursuant to policies 2 and 25 and NPPF Chapter 10 in respect of renewable energy and climate change or justification to demonstrate why the 10% renewable energy requirements of policy 25 could not be achieved; condition 16 was therefore attached to planning approval 16NP0118 in order to allow these measures, or justification as to why these are not viable, to be put forward.

The information submitted in support of this application provides a suitable explanation as to why renewable energy is not feasible in respect of the proposed development due to the nature and construction of the existing buildings on the site which are to be converted and nature of the surrounding area. The information submitted does however also detail ways in which energy efficiency is to be improved throughout the site pursuant to the requirements of policy 25.

It is not considered that requiring the provision of renewable technologies or any additional energy efficiency requirements would be necessary or reasonable to achieve sustainable development in the circumstances of this case. An explanation why the renewable energy provision sought in the local plan is not included has been provided, in accordance with NPPF Paragraph 96. The proposals would not compromise the aims and objectives of Core Strategy policies 2 and 25 and it is therefore considered that the requirements of this condition can be discharged, subject to the proposals being implemented in accordance with the details submitted.



Recommendation

That the details reserved by condition 16 of 16NP0118 are discharged, subject to implementation of the scheme in accordance with the plans and documents listed below:

- Application form, received 21st April 2017
- Location plan, received 21st April 2017
- Planning Statement '*Brown Rigg Lodges, Bellingham Application Ref No 16NP0118 – Discharge of Condition 16 Our ref: DM/Is/160047*', received 21st April 2017

Background Papers

Application files 17NP0045; 16NP0118

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		