

DELEGATED DECISION REPORT

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| Application Reference Number | 17NP0055 |
| Description / Site Address | Non-material amendment to planning permission 15NP0087 (new Landscape Discovery Centre and Youth Hostel) in respect of amendments to solar panels at Once Brewed, B6318 Military Road Twice Brewed to Housesteads, Bardon Mill, Northumberland, NE47 7AN |
| Consultation Expiry | N/A |
| Last date for decision | 13 June 2017 |

Details of Proposal

This application proposes to make alterations to the layout and orientation of the solar panels on the roof of the Sill Landscape Discovery Centre and YHA building, making minor amendments to the plans approved under application reference 15NP0087.

16 solar thermal panels have been approved on the roof of the south-western tip of the building. The approved plans granted consent for the installation of two arrays of eight solar panels (in lines of two panels by four panels), facing east-south-east. The original approval indicated that these would be laid parallel to the flat roof on the south-west of the building.

The supporting planning statement explains that the change to the solar thermal panels has been made, due to advice during the detailed technical design stage, which indicated that the panels need to be angled slightly to operate efficiently. The panels are now proposed in four rows of four panels, still facing east-south-east, but now slightly angled. The location of the panels has also been shifted north east by approximately 1.5 – 2 metres.

The plans submitted also show some minor changes to the solar PV panels on the roof canopy on the south/east of the building around the main entrance. The main changes are the relocation of a nine panel array from the west of the roof canopy to a more central location on this canopy, swapping them with a six panel array, and the introduction of a 7 panel array. Also shown are an additional number of wooden battens that the panels would be attached to, compared with the approved plans. There are also some very minor changes to the angling/location of some other PV panels. It appears that these changes have been made in order to be able to accommodate the 76 no. solar PV panels on the canopy roof.

Relevant Planning Policy & Guidance

Local Policy

NNPA Core Strategy and Development Policies Document (Core Strategy)

- Policy 1 Delivering Sustainable Development
- Policy 2 Climate Change
- Policy 3 General Development Principles
- Policy 18 Cultural Heritage
- Policy 20 Landscape Quality and Character
- Policy 25 Renewable Energy & Energy Efficiency

National Policy

- *National Planning Policy Framework (NPPF)*
- *Planning Practice Guidance (PPG)*

Supplementary Planning Guidance

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

Relevant Planning History

- 17NP0054 – Works at the north and west of The Sill development incorporating realignment of northern garden footpath and gate, alteration to events space position, addition of seating, and addition of 7 no. condenser units and extra gabion basket screening adjacent to bin store, live application
- 17NP0053 – Approval of details reserved by condition 21 (external lighting), approved May 2017
- 17NP0016 – Advertisement Consent - Non illuminated external signage, approved, April 2017
- 17NP0013 – Approval of details reserved by condition 29 (grease trap specification) of Planning Permission 15NP0087, approved May 2017
- 17NP0010 – Approval of Details reserved by conditions 23 and 30 (water storage cistern) of Planning Permission 15NP0087, approved March 2017

- 17NP0005 – Approval of details reserved by condition 20 (car parking payment systems and associated infrastructure) of 15NP0087, approved March 2017
- 16NP0066 – Approval of details - Condition 19 of 15NP0087, in respect of balustrade details, approved July 2016
- 16NP0065 - Application for advertisement consent on a temporary basis for 3 no. banners at National Park Centre Once Brewed Bardon Mill Hexham Northumberland NE47 7AN, approved August 2016
- 16NP0055 – Approval of details reserved by conditions 11 and 12 (highways details) of 15NP0087, approved July 2016
- 16NP0012 – Approval of details reserved by conditions 8 (green roof) and 14 (gates) of 15NP0087, approved June 2016
- 15NP0090 – Approval of details reserved by conditions 10 and 13 of planning permission 14NP0038 in respect of storage area and construction, withdrawn by applicant
- 15NP0088 – Non Material Amendment following grant of Planning Permission 15NP0061 (Roofscape), withdrawn by applicant
- 15NP0087 – Variation of conditions 2, 9 and 12 of 15NP0061 (variations to plans, construction & storage areas), approved April 2016
- 15NP0085 – Approval of details reserved by conditions 19, 24 and 25 of 15NP0087, approved May 2016
- 15NP0061 – Variation of condition 28 (energy measures) of 14NP0038, approved September 2015
- 15NP0059 – Discharge of condition 20 (land contamination) of 14NP0038, approved September 2015
- 15NP0054 – Discharge of conditions 10 & 13 (construction/demolition management, parking, storage schemes) of 14NP0038, approved September 2015
- 15NP0043 – Discharge of condition 3 (archaeological scheme of investigation) of 14NP0038, approved September 2015
- 15NP0035 – Discharge of condition 5 (bat measures) & part discharge of condition 21 (materials) of 14NP0038, approved August 2015
- 14NP0038 – The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of

pedestrian refuges and route within wooded copse, permission granted conditionally, October 2014

Consultations/Representations

Nil

Assessment

The key issues identified for consideration in this application are whether the proposed amendment to the scheme would have any material impacts in terms of design, the special qualities of this part of the National Park, or renewable energy considerations.

The proposed changes to the orientation and layout of the solar panels on the roof would slightly increase their visibility on some parts of the south, north and east elevations. The degree of change to the design of the building is, however, very minimal and the panels are sited on a part of the building that is not prominently located. It is considered that the proposed changes to the solar thermal panels would not materially affect the character or appearance of the building, or the wider historic and natural landscape in which the site lies. The proposals would remain in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

It is considered that the design changes proposed relating to the solar PV panels and the canopy would not have a material impact on the design and character of the building, or the surroundings. The proposals would remain in accordance with Core Strategy policies 1, 3, 18 and 20 and the NPPF.

It is accepted that the changes are required in order to ensure that the renewable energy benefits of the solar panel technologies are maximised, in accordance with the aims of Core Strategy policies 2 and 25 and the NPPF.

The amendments are considered to acceptable, both individually, and cumulatively, and in accordance with each of the Core Strategy, NPPF and SPD policies highlighted earlier in the report.

Summary

As set out in the assessment of the proposal above, the amendments proposed to the approved scheme are not considered to have any material impacts upon the

character or appearance of the property, or its surroundings, or the special qualities of the National Park. The proposed amendments are considered to be non-material, and can be supported.

Recommendation

It is recommended that the non-material amendment is granted.

Approved revised plans:

- *Roof Plan 100 Scale (SIL-JDDK-XX-L2-DR-A-(20)2012A Rev C7)* received on 9th June 2017
- *GA Elevations 50 Scale Sheet 2 (SIL-JDDK-XX-XX-DR-A-(20)3011 Rev C6)* relating solely to solar thermal panels received on 10th May 2017
- *GA Elevations 50 Scale Sheet 3 (SIL-JDDK-XX-XX-DR-A-(20)3012 Rev C4)* relating solely to solar thermal panels received on 10th May 2017

Plans as originally approved:

- *Roof Plan 100 Scale (SIL-JDDK-XX-L2-DR-A-(20)2012A Rev C2)* received on 11th December 2015
- *GA Elevations 50 Scale Sheet 2 (SIL-JDDK-XX-XX-DR-A-(20)3011 Rev C1)* received on 11th December 2015
- *GA Elevations 50 Scale Sheet 3 (SIL-JDDK-XX-XX-DR-A-(20)3012 Rev C1)* received on 11th December 2015

| | Signature | Date |
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| Planning Officer | | |
| Head of Development Management | | |

Background Papers

Application Files 17NP0055, 15NP0078, 14NP0038