

NORTHUMBERLAND

Northumberland County Council

MEMO

To: Northumberland National Park Authority
From: Gillian Plaice, Environmental Health Officer, Environmental Protection Team.
Date: 21st September 2017
Our Ref: SRU114718
Planning Ref: 17NP0061
Subject: Change of use of former church institute building to holiday accommodation and construction of extension.
Location: Greystead Institute, Tarsset, Northumberland, NE48 1LE

I refer to your consultation dated 14th September and attachments:-

- Location Plan revision C prepared by Kevin Doonan Architect.
- Design, Access and Heritage Statement, reference Job. 1121, dated January 2017 prepared by Kevin Doonan Architects.
- Foul drainage assessment form dated 15/06/17

Opinion

In principle this Service is in agreement with this proposal.

Commentary

The application is for a change of use of existing building to holiday accommodation and construction of extension.

Contaminated Land

The Council is not aware of any former potentially contaminative uses of the site.

Radon

The site is within an area where 5-10% of properties may contain radon levels in excess of the 'action level' of 200 Bq/m³, as shown in the BGS/PHE Radon Potential Dataset, 2007. Basic radon protection measures will therefore be required.

Noise

The site does not appear to be impacted by any sources of commercial/industrial noise and therefore a noise assessment will not be required..

Water Supply

Information submitted with the application indicates that this property is to be supplied with water from an existing private water supply which currently serves Greystead Rectory (privately owned), Greystead Old Church and Greystead Cottage (both holiday lets).

A risk assessment of this supply was carried out by the Council in July 2016. The supply is a borehole supply, the source of which is located adjacent to Greystead Rectory. Water is pumped from the borehole to a separate treatment plant and from here supplies all three properties.

If members are minded to grant planning permission the following conditions are recommended:-

Recommended Conditions

1. Contamination not Previously Discovered

If during re-development contamination not previously considered is identified, then a Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that any contaminants within the site are dealt with in an appropriate manner to afford protection to the public, the buildings and the environment.

2. Private Water Supplies

Prior to development commencing, a written verification report shall be provided and agreed with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development. The written verification report shall be based on the average household consumption of 200 litres per person per day. The verification report should include a detailed assessment, prepared by a suitably qualified person, which indicates the suitability of the water supply with regard to quantity and quality of water available and include, if necessary, any methods needed to improve the supply. Thereafter, the development shall be connected to the water supply and any identified approved improvements to the water supply shall be carried out prior to the occupation of the premises.

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development.

All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable.

Informative(s)

Private water supplies

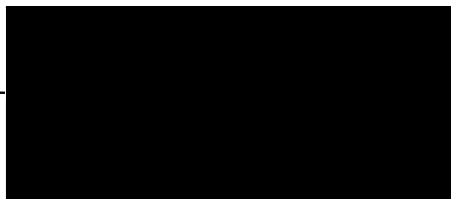
Public Protection would recommend that the applicant contact a member of our Private

Water Supplies Team on 01670 623790 with regard to The Private Water Supplies Regulations 2016. The Regulations require that all private water supplies used in a commercial undertaking (including holiday accommodation) **or** where more than one property is supplied, are subject to inspection (this is known as a risk assessment). The regulations also require the water supply to be subject to routine sampling, the frequency of which will be determined by the classification of the supply. Supplies with a commercial activity [for example B&B, holiday let, Assured Short-hold Tenancy (AST) properties] using <10m³ each day would be subject to annual sampling.

A copy of the Private Water Supplies Regulations 2016 can be viewed at:
<http://www.legislation.gov.uk/uksi/2016/614/contents/made>

The following link contains technical information regarding satisfactory installation and maintenance of private water supplies:

<http://www.privatewatersupplies.gov.uk/privatewater/files/Full%20Doc.pdf>

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