



Reference No. 17NP0061

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Agent :

Mr Tristan Spicer
Doonan Architects Ltd
16 Hallstile Bank
Hexham
Northumberland
NE46 3PQ

Applicant :

Mr, Mr and Mr E, W and J Munroe
Greystead Rectory
Tarset
Hexham
Northumberland
NE48 1LE

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

Change of use of former church institute building to holiday accommodation and construction of extension at Greystead Institute, Greystead, Tarset, Hexham, NE48 1LE

as described in application reference **17NP0061** and in the plans and drawings attached to it, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 5th June 2017
- Location plan (Rev. C), received 14th September 2017
- Proposed Plans (Drawing no. P01 Rev. G), received 5th June 2017
- Proposed Elevations & Section (Drawing no. P02 Rev. D), received 5th June 2017
- Proposed Block/Roof Plan (Drawing no. P03), received 5th June 2017
- Design, Access and Heritage Statement, received 5th June 2017
- Flood Mitigation Measures – Greystead Institute, received 5th June 2017

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- Foul Drainage Assessment form (FDA1), received 14th June 2017
- *Diamond Sewage treatment plant information pack*, received 14th June 2017
- *Greystead Institute – Proposed Renovation Bat and Barn Owl survey – Summer 2017*, received 13th September 2017

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with policies 1, 2, 3, 5, 7, 9, 10, 12, 14, 15, 17, 18, 19, 20, 25, 26, 27 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in the *Greystead Institute – Proposed Renovation Bat and Barn Owl survey – Summer 2017*, received 13th September 2017. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- The need to apply for a Low Impact Natural England Licence;
- The installation of bat and owl boxes;
- The creation and retention of crevices; and
- Timing restrictions

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy Policy 17 and Chapter 11 of the NPPF and the Conservation of Habitats and Species Regulations 2010

4. The development hereby approved relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residence, or as a second home. The operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reason: To prevent a permanent and unrestricted residential use in an inappropriate open countryside location where this would not otherwise be in accordance with Core Strategy policies 5, 7, 9 and 10



5. Prior to the installation of external lighting within the site in association with the development hereby permitted 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;
- The 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 development, unless removed

Reason: In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, or any harmful impact upon protected species, in accordance with Core Strategy policies 1, 18 and 19 and paragraph 125 of the NPPF

6. Any stone or slate to be used in the implementation of the development hereby permitted shall suitably match that of the existing building and shall be natural stone and slate only and shall not be artificial or reconstituted stone or slate

Reason: In order to ensure that the development respects the character and appearance of the existing property and to maintain the visual appearance and amenity of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3, and 18 and the NPPF

7. Any replacement windows or doors to be installed within the building or extension hereby permitted shall be timber only and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to ensure that the development respects the character and appearance of the existing property and to maintain the visual appearance and amenity of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1, 3, and 18 and the NPPF

8. Prior to first occupation of the development hereby permitted a written verification report shall be submitted to and agreed in writing 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 shall 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 undertaken within a time frame to be agreed in writing with the Local Planning Authority

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 requirements of the development, in accordance with Core Strategy policy 28 and the NPPF

9. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and measures for its remediation, including timescales for the work to be carried out, shall be submitted to and approved in writing by the Local Planning Authority

The remediation of the site shall incorporate the approved measures and a verification report for all the remediation works shall be submitted to the Local Planning Authority within ten days of the report being completed and approved in writing by Local Planning Authority. Further works shall then be carried out in accordance with the approved measures

Reason: To protect the environment and ensure that the remediated site is reclaimed to an appropriate standard, in accordance with Core Strategy Policy 3 and the NPPF

10. The development hereby approved shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development

Reason: In the interests of highway safety, in accordance with Core Strategy policies 1 and 3 and the NPPF

11. The development hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans



Reason: In the interests of highway safety, in accordance with Core Strategy policies 1 and 3 and the NPPF

Informative Notes:

1. 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

2. 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

3. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building



Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

4. Your attention is drawn to the need to register the site under a Low Impact Natural England Licence, details about which can be viewed online at: <https://www.gov.uk/government/publications/bats-licence-to-interfere-with-bat-roosts-cl21>

5. The applicant is recommended to contact a member of the NCC 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/ukxi/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>



6. The applicant should note that, under the Highways Act 1980, a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact Highways Development Management at highwaysplanning@northumberland.gov.uk
7. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway
8. Building materials or equipment shall not be stored on the highway unless otherwise agreed. The applicant is advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences as required



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: **11 October 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).**