



DELEGATED DECISION REPORT

Application Reference Number	17NP0061
Description / Site Address	Change of use of former church institute building to holiday accommodation and construction of extension at Greystead Institute, Greystead, Tasset, Hexham, NE48 1LE
Expiry date of publicity / consultations	05 October 2017
Last date for decision	09 November 2017

Details of Proposal

Planning permission is sought for the change of use of a former church hall building, known as the Greystead Institute, to visitor accommodation incorporating the construction of an extension and internal and external alterations.

The application site is located within the open countryside directly adjacent to the C198, between Lanehead and Falstone. The Institute occupies a small plot to the north eastern end of a row of four buildings comprising the former St. Luke's Church, Greystead Rectory and Greystead Coach House; the Church and Coach House have recently been converted to holiday properties with Greystead Rectory being occupied as a permanent residential dwelling by the applicants' parents, who also own and manage the existing adjacent holiday lets, who it is understood will manage the Institute as a holiday let on the applicants' behalf.

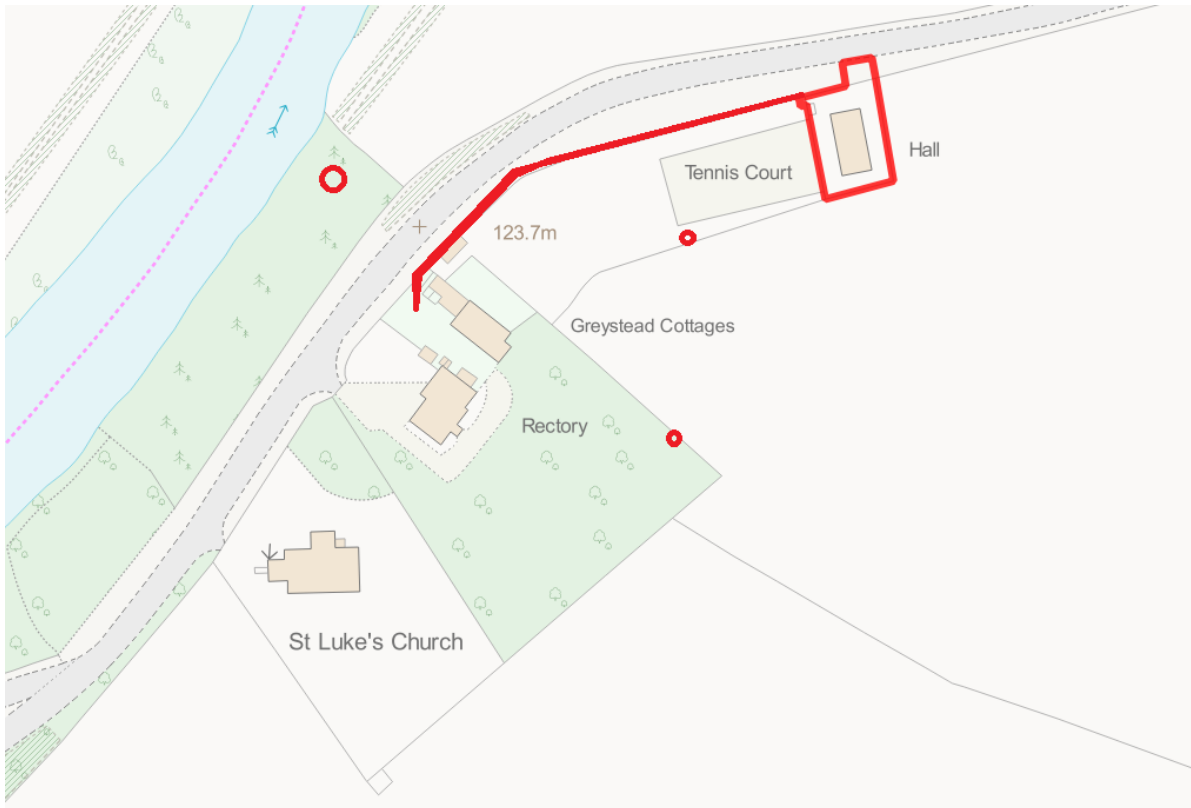
The building dates from 1895 and is of stone and slate construction and whilst attractive in appearance has stood derelict for a number of years and is therefore in a severely deteriorated condition. At ground floor level the building comprises a full-height hall with rooms to the northern end, above which is a further room through which access is gained to a mezzanine balcony. Evidence remains of a former extension to the western side of the building with a further small outbuilding, formerly containing a privy, to the north of the site between the property and the road. The building benefits from a small amount of outdoor space on all sides and is directly accessible from the main road across the grassed verge.

The scheme proposes the reuse of the building to form a 2 bed unit of holiday accommodation incorporating a full height open plan area at ground floor level with further accommodation above, extending the mezzanine balcony alongside the installation of a new staircase. The application proposes the construction of a replacement extension to the western side of the building alongside internal and external modifications, infrastructure works, landscaping, and the creation of a formal vehicular access and driveway. The scheme also proposes the installation of a new package treatment plant on land to the west of the application site to serve the development.

The application has been amended during its course through the submission of a Bat and Barn Owl Survey and revisions made to the application site boundary as shown on the location plan in order to facilitate the proposed siting of barn owl nest boxes as required by the survey. Whilst, due to the design of the proposed scheme and extent of alterations proposed to the roof of the existing building, a protected species survey was not required in order to validate the application, Barn Owls



were noted to be occupying the building during a site visit undertaken on 7th July 2017, due to which a survey was required.



Approx. location of application site, alongside the former St. Luke's Church, Greystead Rectory and Stables



Facing south towards application site from within highway verge



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 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 7	<i>Conversion of Buildings outside Settlements</i>
Policy 9	<i>Managing Housing Supply</i>
Policy 10	<i>New Housing Development</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism & Recreation Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 27	<i>Water and Flood Risk</i>
Policy 28	<i>Utilities and Infrastructure</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

None relevant to this application

Consultation/Representations

Tarset and Greystead Parish Council: No objections

NCC Highways: No objections, subject to the inclusion of conditions requiring the implementation and retention of car and cycle parking areas and the construction of the proposed vehicular access and informatives

NNPA Ecologist: No objections, subject to the mitigation in section 2 of the report being made a condition of the application



NCC Public Protection: No objections, *subject to the inclusion of conditions relating to contamination not previously discovered and private water supply on the site*

No further representations received in response to a notice displayed at the site on 07.07.2017.

Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and visual impact;
- Impact upon residential amenity;
- Impact upon National Park special qualities;
- Highway and Rights of Way;
- Utilities and infrastructure;
- Water and flood risk; and
- Renewable energy provision

The principle of the development

The National Planning Policy Framework (NPPF) makes clear that a presumption in favour of sustainable development is at the heart of decision making.

Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park (landscape character, tranquillity, cultural heritage, geodiversity and biodiversity), demonstrating high quality design and sustainable construction. The effects of the proposed development on these qualities are discussed in more detail in the subsequent sections of this report.

The application site is located within the open countryside whereby development is limited under Core Strategy policy 5 to that of the re-use of existing buildings, with new buildings only permitted where it can be demonstrated that the development cannot take place in an identified settlement and would not impact detrimentally upon the National Park's special qualities. The development would predominantly comprise the re-use of an existing building, and would therefore accord with policy 5 in this respect. The proposed addition of a replacement extension to the western side of the building alongside works to facilitate the creation of access and parking areas and provision of services are reasonable requirements of the scheme and would therefore not be in conflict with the aims or objectives of Core Strategy policy 5.

Core Strategy policy 7 and relevant supporting text provide support for the conversion of existing buildings within the open countryside to employment uses (including tourism) where the building is:

- a) Capable of conversion (without substantial rebuilding, extension or alteration);*
- b) Contributes to the special qualities of the National Park; and*
- c) Is of sufficient size in order to accommodate the proposed use without the need for significant alterations or extensions which would detract from its character and appearance and that of the wider landscape.*



The proposed change of use of the building to create visitor accommodation would accord with Core Strategy policy 7 in principle. The building is in a dilapidated condition however is accepted to be capable of conversion for the purposes of Core Strategy policy 7 part a). Whilst no structural survey has been submitted to support the application, the Authority has no evidence that the building is incapable of conversion. Greystead Institute is not formally listed however is an attractive building which is considered to be of some historical significance due to its age, dating from 1895, and previous relationship between this (as a former church hall) and the neighbouring former St. Luke's Church and Greystead Rectory, both of which are Grade II listed. The proposed conversion of the property would enable both the restoration and preservation of the building and enhancement to surrounding listed buildings and in this regard would contribute to the special qualities of the National Park, in particular its Cultural Heritage, in accordance with policy 7 part b). Policy 7 part c) requires that any buildings to be converted must be of sufficient size to accommodate the proposed use without the need for significant alterations or extensions which would detract from its character and appearance and that of the wider landscape. Whilst alterations and extension are proposed to the building to facilitate its conversion it is considered that these would not detract from its character and appearance, in accordance with policy 7 part c).

Core Strategy policies 14 and 15 provide support for the creation and expansion of sustainable employment and tourism uses which maximise opportunities for visitors to understand and enjoy the National Park, without negatively impacting upon its special qualities; NPPF Paragraph 28 also provides support for sustainable rural tourism and leisure redevelopments. The re-use of the building for the purpose of visitor accommodation as assessed within this report is considered to accord with policies 14 and 15 and NPPF Para. 28 and could therefore be supported in principle.

The application seeks the change of use of the property to create visitor accommodation. Core Strategy policies 5, 7, 9 and 10 would not permit full-time residential use of a property in such an open countryside location; NPPF Paragraph 55 also advises that Local Planning Authorities should avoid new isolated homes in the open countryside unless there are special circumstances which would act as justification for this, evidence in support of which has not been provided to accompany the application. A condition would therefore be required as part of this planning approval in order to ensure that the property is used for holiday accommodation only.

Design and visual impact

The scheme proposes the re-use of the building as holiday accommodation and includes the following works:

- The construction of an extension to the western elevation;
- The installation of conservation-style rooflight windows;
- Modifications to internal layout;
- The repair and/ or replacement of windows incorporating the vertical extension of the window to the southern elevation;
- The installation and replacement of flues;
- The creation of a driveway and associated landscaping; and
- And utilities and infrastructure works.



Internal and external images of building (extracts from D, A & H Statement) showing deteriorated condition

The extension proposed to the western elevation of the building is considered to be sympathetic to its character and appearance in terms of design, form and materials and would appear as a subservient addition, being considerably lower in height than the host structure and inset from the northern roadside elevation from which it would be viewed and additionally from the southern end, enabling the quoins and decorative stone piers of the host building to remain legible.

The internal alterations proposed would respect the existing layout and intrinsic character of the building as a former church hall, retaining the full height space with a new mezzanine balcony and gallery rail and open plan layout at ground floor level, and in this respect are considered to be acceptable.

The proposed installation of conservation style rooflight windows is considered to be acceptable due to their limited number and small size, ensuring that the roofslopes do not appear over cluttered. The vertical extension of the existing window to the southern elevation of the building, whilst relatively intrusive, would also appear as a symmetrical, well-integrated addition, replicating the existing pattern of panes within the top portion of the window and being surrounded by new stone quoins, and in this regard would not be detrimental to the character or appearance of the



building. Due to the severely deteriorated condition of the existing windows the application proposes their repair (where feasible) or replacement with painted timber double glazed units. The repair of the windows where possible is supported and their replacement as detailed within the information submitted is considered to be acceptable within the context of the building; a condition would however be attached to this planning approval in order to secure the installation and retention of timber frames as it is considered that an alternative material such as uPVC would not be in keeping with the character and appearance of the building.

The proposed installation of 1no. new and replacement of 1no. existing flue is considered to be acceptable due to both their relatively small size and their being set below roof ridge height, thus reducing their prominence when viewed within the context and against the background of the existing building.

The proposed external alterations incorporating the creation of a driveway and limited landscaping including the renovation of the former outdoor privy as a water holding tank, are considered to be acceptable within the context of the building and would not be detrimental to its character or appearance or that of the surrounding area. The proposed works required in order to introduce new services onto the site including the installation of a package treatment plant and associated pipework are considered to be acceptable in terms of their visual impact upon the wider area and for the larger part would be contained underground.

The scheme as a whole is considered to be acceptable in terms of impact upon the visual amenity of the site and surrounding area, in accordance with Core Strategy policies 3 and 20 and the NPPF, and would enable the preservation of the building, in accordance with the aims and objectives of Core Strategy policy 18.

Impact upon residential amenity

Greystead Institute is located approximately 100 metres north east of its closest neighbour, the Coach House holiday let, separated by an outdoor tennis court and walled garden area. Based on the information submitted it is further understood that the occupants of the proposed holiday accommodation would be allowed shared access to the tennis courts adjacent to the site, a gateway into which is proposed as part of the scheme. It is considered that this separation distance and established/ proposed relationship between the sites are sufficient in order to ensure that the proposed development would not impact detrimentally upon the residential amenity of the adjacent property. The proposal is therefore considered to accord with Core Strategy policy 3 and the NPPF in this respect.

Impact upon National Park special qualities

Ecology and biodiversity

A Bat and Barn Owl Survey was not required to validate the application due to the design of the proposed scheme, in particular the siting of the proposed extension below the existing eaves level, and extent of alterations proposed to the roof. During a site visit on 07.07.2017 barn owls were however noted to be occupying the building and therefore a survey was required in order to determine the presence of protected species, identify any impacts upon these and propose any mitigation measures. Accordingly, the application has also been amended in respect of the red line



boundary in order to incorporate the proposed siting of bat and barn owl nest boxes on land within the ownership of the applicants' parents.

The NNPA Ecologist has reviewed the survey and mitigation measures and considers these to be acceptable, subject to their being made a condition of the application; this is considered to be reasonable and therefore subject to its inclusion the development would be acceptable in terms of ecology and biodiversity, in accordance with Core Strategy policy 17 and the NPPF.

Tranquillity

The scheme incorporates the proposed installation of external 'dark sky friendly' PIR downlights adjacent to the property gateway and main entrance doorway. Whilst the type of lights proposed are acceptable in principle and the use of dark sky friendly lighting is encouraged, as the design and specification of these units have not been included as part of the application a condition is recommended in order to require the submission of these details prior to the submission of any external lighting, in order that it can be ensured that the proposed lights are acceptable within the context of the Dark Sky Park and open countryside location. Subject to the inclusion of such a condition, the development is considered to be acceptable in terms of impact upon tranquillity, in accordance with Core Strategy policies 1 and 19 and NPPF Paragraph 125.

Landscape character

The application site falls within the Rolling Upland Valleys Landscape Character Area as defined within the NNPA Landscape Supplementary Planning Document (SPD). Having regard for the guidelines for development set out within the Landscape SPD and the nature of the proposed scheme comprising the conversion of an existing building incorporating a small, subservient extension it is considered that this would have a negligible impact upon the landscape character of the area, in accordance with Core Strategy policy 20.

Highway and Rights of Way

The application site is located directly adjacent to the C198, separated by a wide grassed verge over which no vehicular access to the building exists at present.

The application proposes the creation of a tarmacked entrance over the verge leading to a gravelled driveway incorporating parking and turning areas for 2no. vehicles. Northumberland County Council (NCC) Highways have been consulted on the application and have raised no objections, considering the application to be acceptable in terms of highway safety and the NPPF, subject to the inclusion of conditions requiring the implementation and retention of the proposed car and cycle parking areas and means of vehicular access and informatives relating to the proposed vehicular crossing point, storage of materials and depositing of debris on the highway; these are considered to be acceptable with the exception of the implementation and retention of the proposed cycle parking area due to the absence of a policy within NNPA's Core Strategy which sets a requirement of cycle parking as part of development schemes.

Subject to the inclusion of the recommended conditions, the scheme is considered to be acceptable in terms of highway safety, in accordance with Core Strategy policy 3 and the NPPF.



Utilities and Infrastructure

Infrastructure/services

The introduction of services including water, electricity, heating and foul drainage to the site are considered to be reasonable requirements of the proposed scheme and would therefore accord in principle with Core Strategy policies 3 and 28.

NCC Public Protection have been consulted on the application due to the proposed use of a private water supply to serve the development and have raised no objections in principle subject to the inclusion of a condition requiring the submission of a written verification report to confirm that there will be a sufficient supply of wholesome water to serve the development, in addition to an informative recommending that the applicant contact a member of the NCC Private Water Supplies Team to discuss this matter. This condition and informative are considered to be reasonable and would therefore be included as part of this planning approval. NCC Public Protection have additionally recommended a further condition relating to previously undiscovered contamination due to the potential presence of radon within the area; this is also considered to be reasonable and would be attached to this planning approval.

Foul drainage

The Environment Agency is the statutory consultee advising the LPA in respect of foul drainage, however a proposal of this scale falls outside of the proposals that the Environment Agency wishes to be consulted on. The matter of foul drainage is therefore to be considered by the LPA.

The scheme proposes the installation of a new package treatment plant on land approximately 120 metres west of the Institute building, understood to fall within the ownership of the applicants' parents, which is proposed to serve the former St. Luke's Church, Rectory and Coach House alongside the application site and would replace an existing septic tank in this location. The proposed location, block and foul drainage plans submitted show the location of the treatment plant and new connecting pipes required from the application site along the submission of a completed Foul Drainage Assessment form and details of the proposed plant type to be installed.

Planning Practice Guidance (NPPG) states that a connection to a public sewer is the most preferable foul drainage option, followed by a Package Treatment Plant in cases where connection to a public sewage treatment plant is not feasible in terms of cost and/or practicability. The Foul Drainage Assessment form identifies the absence of mains sewer connection within the surrounding area, which is corroborated by information held by the Authority; it is therefore accepted that a connection to the public sewer would be unfeasible in this case. The proposed installation of a Package Treatment Plant, the second preferable option identified by Planning Practice Guidance, is therefore considered to be acceptable in principle in accordance with Core Strategy policy 28, NPPG and the NPPF.

Water and flood risk

Greystead Institute is predominantly located within Flood Zone 2, with the north eastern tip of the application site (comprising an area of approx. 3m²) also located within Flood Zone 3. The application has been accompanied by a '*Flood Mitigation Measurements*' statement which sets out



an assessment of flood risk and details flood mitigation measures for the proposed development including floor height construction and creation of a second exit from the property which is located outside of Flood Zones 2 and 3. The measures proposed are considered to be acceptable within the context of the development, in accordance with Core Strategy policy 27 and advice contained within NPPG and the NPPF.

Renewable energy provision

Core Strategy policy 25 requires all new developments, including conversions, to minimise the amount of energy used during construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. The Design, Access and Heritage Statement submitted identifies that the 10% renewable energy requirement of policy 25 is to be met through the installation of a wood-burner in order to provide heating to the building, in addition to the introduction of insulation measures within the original hall building and the construction of the new extension to meet the thermal requirements of building regulations. It is considered that the measures proposed would enable the proposed development to meet the requirements of Core Strategy policy 25.

Recommendation & Conditions

It is recommended that conditional planning permission is granted 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
- 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.

Background Papers

Application file 17NP0061

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		